

Comprehensive Plan 2005-2025 for New Haven Township Dunn County, Wisconsin



Comprehensive Plan 2004-2024
for
New Haven Township, Dunn County, Wisconsin
Date: 7/6/2011

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Every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. This map identifies areas of concern. The Town’s Comprehensive Plans will be consolidated into Dunn County’s Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.	
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Agriculture is and will continue to be the largest business in the Town for some time.	
Tourism/recreation may someday begin to compete with agricultural use.	
Agricultural related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has much strength, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water) there is limited access to State and county highway system. There is no rail service and the town is not close to a major airport. Due to the small rural population the state and federal economic development programs available do not apply, therefore industrial growth is not likely to occur.	
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Cover Illustration: The municipal boundaries in the State of Wisconsin and the location of New Haven Township.

Letter from the Plan Commission of New Haven Township

This plan is a guide for town governance that is to be used to help balance the individual and community goals in the township when it comes to making decisions that effect land-use, town growth and our environment. The plan commission of the township has created this plan in a documented public process. This letter was written to provide background into this commission and to thank those that participated in the planning process.

A New Haven Township Plan Committee was formed on May 22, 2000 after planning issues were raised at a town supervisors meeting. This committee, after researching the issues and the law on comprehensive planning, recommended to the town board of supervisors that they seek approval of the town electorate, under state statutes, to exercise the powers and authority of a village for land-use plan ordinances. The electors of the township voted to grant this authority at the April 2002 annual meeting of the township. At the next regular meeting, the board adopted the Plan Commission ordinance that formed the New Haven Township Plan Commission and appointed its first five members.

This plan was written at a time when development pressure in the state, the region, the county, and this township was at a crucial point. Growth of the Twin Cities metropolitan region had crossed the St. Croix River and most of St. Croix County. The Minnesota and Wisconsin Departments of Transportation (DOT) were planning a project to replace a 71-old lift-bridge in Stillwater with a four-lane highway and bridge and planned to extend four-lane commuter roads to within 18 miles of the western edge of the township. The DOT's are planning to complete this project in 2010.

Also placing pressure on planning in the township, the State of Wisconsin had just passed the 1999 Wisconsin Act 9: the Smart Growth Act. Dunn County authorities, working with thirteen municipalities within the county, including New Haven, had applied for and received a multi-jurisdictional grant under the Smart Growth Act to create comprehensive plans for these municipal governments. County planners had hoped to assist all Dunn County municipalities in creating comprehensive plans so as the county drafted its own plan, which was to be a melding of all the municipal plans, they would have municipal plans to draw upon.

This plan is a creation of those people in New Haven and forces. We intend it to serve as a guide to the evolution of land-use in the township. We intend that it preserve the rights of landowners in the pursuit of maximizing their enjoyment of these assets. We also intend that it continue to be revised and revitalized by succeeding memberships of the New Haven Township Plan Commission and Town Board of Supervisors. As a static (unchanging) document it will fail.

The Plan Commission would like to thank the many people that provided input into the plan and those that assisted in the creation of the draft that is to be adopted by the town board of supervisors. The commission would also like to ask the township to continue this effort in earnest throughout the life of the plan and to renew the plan periodically so it may continue to guide the balance between individual and community goals in the township.

New Haven Township Plan Commission

Stephen Horner, Chair
Lenae Marusak, Secretary
James Miller, at large member
Tim Sempf, at large member
Roger Hansen, supervisor member
Richard Anderson

New Haven Township Board of Supervisors

Roger Hansen, Chairman
Ron Roney, Supervisor
Lyndon Schlough, Supervisor
Jayme Beryer, Clerk
Leigh Diller, Treasurer

Citizen Participation

Geneva Kistner
Don Cormican
Selmer Hanson
Judy Steinberger
Tom Schoonover
Roger Bygd
Jim Huber
Bob Flink
Rundul Hill

New Haven Township Comprehensive Land-Use Plan Committee

Jane Herald, Co-chair
Harlan Kistner, Co-chair
Lenae Marusak, Secretary
Stephen Horner, at large member
Dale Marusak, at large member

Sandy Buckner
Sarah Buckner
Mark Bartz
John Buckner
Walter Glenner
Jack Steinberger
Reuben Dettmann
Janet Dettman
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Mae Ona Repp
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Dunn County

Robert Colson, Dunn County Planning.
Jim Forester, Dunn County Land conservation
Jim Hulbert, Dir. Planning, Resources and Development

Lynn Lovett
William Millermom
Linda Millermom

UW-Extension – Center for Local Government

Marty Havlovic

Jill Huber
Sandy Horner
Ken Seguine
Dana Rogers

[Complete this list of individuals involved in the planning process.]

I. Issues and Opportunities Element

This Element of the plan has been defined by the legislature as: *Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.*

A. Township Background

1. New Haven Township in 2004

New Haven Township is located in the northwestern corner of Dunn County. The township has 36 sections, or 23285.6 acres. Barron County borders the township to the North, St. Croix and Polk County to the west, Sheridan Township to the east and Tiffany Township to the South. See the Dunn County map – page 2 and New Haven Township Map – page 3.

Local government is managed by elected local government officials; a town chairman, and two town supervisors vote in town meetings, a town clerk manages day-to-day business, and a town treasurer collects taxes and manages the books and banking of the township.

There is a small hamlet in the south of the township called Connersville.

Local Geography, Soils and Geology

The South Fork of the Hay River runs through New Haven Township and so do Bolan Creek and Flayton Creek. Flayton Creek has also been known as Biss Creek, James Creek and Sly Creek. This area is often mistaken as driftless, but actually was covered by earlier glacial events and was nearly bypassed by the most recent Wisconsinian glaciation. Lobes of this glaciation passed to the west and north of the township leaving lateral moraines in these western and northern sections of the township.

The township is bordered by a geologic feature known as a dolomite cap on the west and north. This limestone is relatively hard compared to the underlying sandstones and where rivers and streams have cut through the dolomite cap deep valleys are formed with steep and sometimes vertical faces of dolomite capping the slopes. Over the dolomite caps are some glacial tills, cobbles and erratics, but in the valleys, little glacial material exists. Also, only shallow topsoil is present on these slopes and on the tops of narrow ridges and hills. There are average topsoil depths over the dolomite caps in the western and northern sections. The bottom of the valleys, where the valleys spread into wider floodplains, are covered with deep fluvial fans. These fans consist of many horizons of sandy eroded bedrock materials interlaced with small horizons of buried topsoil.

During the late nineteenth and early twentieth centuries, there was much farming with horses on the steep slopes of the township. As farming became more and more mechanized, many of these slopes were abandoned as tilled fields and reused as pastures or have grown back in as mixed northern hardwoods forests. Unsustainable agricultural practices eroded much of the topsoil and deposited this in the valley floors or passed the silts down stream. The valuable farmland of the township is on the dolomite cap or on the floors of the valleys of the township.

The result of these landforms is slopes that yield springs to provide cold clear baseflow to the streams and rivers. Nearly every stream in the township will yield trout at some time of the year and larger streams and rivers contain many game species. The percentage of land covered with forestation in New Haven is as high as any in the county.

Transportation

There are 7 miles on two State Highways in the township; Hwy 64 runs east/west through the southern sections and State Hwy 79 enters the southern boundary and ends at Hwy 64. There are 17 miles on three county roads, County Roads Q, K, and V. There are 49 miles of township roads in New Haven and one private airstrip. New Haven is serviced by transportation services to the disabled by Dunn County. Transportation to and from local schools is provided by those schools either directly or through contracted bus services that run on the local roads. There is no public transportation and none is planned. New Haven is too far from any local hubs or primary transportation outlets to make commercial services feasible.

Road Classifications

Principle arterials: Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Town.

Minor arterials: Serve cities, large communities and other large traffic generators. There are none in the Town.

Minor Collectors: Provide services to moderate sized communities and links them to nearby population centers and higher function routes. STH 40 and 170 run through the town, connecting the town with the City of Menomonie and to Interstate 94.

Minor Collectors: Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators, and higher function roads. Minor collectors in the township are county roads A, N.M, and W. These roads connect either to other county roads, state roads or local roads to serve all destinations within the town and allow access to higher function roads beyond the town boundaries.

Local Roads: All roads not classified as arterial or collector are locally functioning roads.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

Population

The census of 2000 reported the population of New Haven Township as 656 in 243 households. For a complete demographic data and analysis see Article I.A.3.

Local Services

Mail is delivered from Boyceville, Downing, Clear Lake, Prairie Farm, and Glenwood City. Telephone services are from the same. Boyceville and Clear Lake provide fire and ambulance services. Currently the children in New Haven Township attend schools in the districts of Boyceville, Glenwood City, Prairie Farm and Clear Lake.

Local Business and Agriculture

There are only a few local businesses in the New Haven Township. There is feed mill and two taverns in Connersville. The local gas station closed in 2004. There are many entrepreneurs in New Haven including farmers, service providers and tradesmen. These entrepreneurs are

critical to the economic success of the township; without opportunities for these entrepreneurs, there would be no business/trade opportunities at all. Maple sap and syrup operations are an important economical undertaking in the township; nearly five percent of the state syrup crop is produced in this township.

Churches

There are 4 churches in the New Haven Township. They are West Akers, Methodist, Grace Lutheran Church, and Full Gospel Country Church (see 2. New Haven Township History for more on the churches of the township).

Parks and Recreation

There are 2 town parks in New Haven. Theron French Park is in section 27; it is named for the donor of this land. The Connersville 4-H club helps with the upkeep. The second park is the Edmonds Field Ballpark (formally known as the Connersville Ballpark). The Village of Boyceville has honored local professional baseball hero, Andy Pafko, by naming the ball field after him.

There is one county park; Thatcher Park; it is located in section 5. Lester Thatcher donated this land. This park is licensed and operated by Dunn County.

There is one state wildlife area provided for public hunting and recreational opportunities on County Road Q just north of Hwy 64

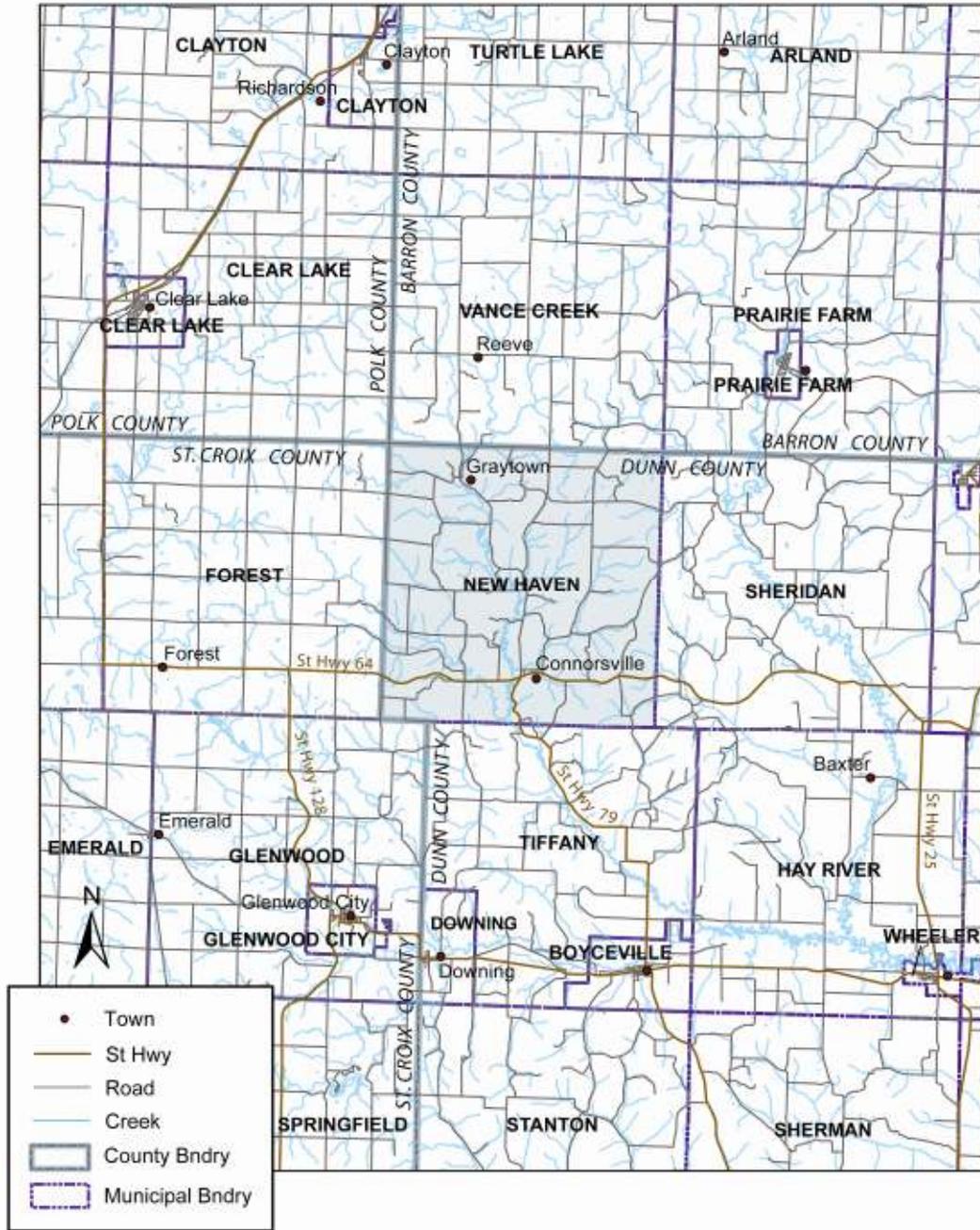
There are snowmobile trails through the Town that are signed, maintained and managed by the Dunn County Snowmobile Association.

Cemeteries

There are 4 cemeteries in New Haven Township. The first is an un-named cemetery in section 6. There are no records for this cemetery. The second cemetery is New Haven Cemetery located in section 23. The town board and a cemetery board maintain this cemetery. The 3rd cemetery is located at the Grace Lutheran Church in section 27. There are currently 60 burials in this cemetery that is plotted for 192. The 4th cemetery is located at the West Akers Church in section 2; it lies north and east of the Church.

For more on the history of the churches, parks and cemeteries see Article I.A.2. There is also more on the cemetery operations in Article IV.F.

New Haven Township and Neighboring Municipalities



2. New Haven Township History

In prehistoric times, the land in and around New Haven Township was used by the Ojibwa and Sioux Tribes. These tribes used the land seasonally and so seldom came into conflict over the use of the land. The area that would become Wisconsin was originally claimed as part of New France by French fur traders and missionaries in the 1600's. Jean Nicolet, who reportedly was the first European to reach Wisconsin, landed on the Green Bay shore of Door County in 1634. French influence was greatest at the fur trading posts along Wisconsin waterways, but actual control remained largely in the hands of local Indians during this period. Great Britain acquired Wisconsin at the conclusion of the French and Indian War in 1763. The British built first and made the area part of Quebec Province.

The American Revolution forced Britain to cede the area to the United States in 1783. Actual British control of the area did not end, however, until 1814, following the conclusion of the War of 1812. As a U.S. territory, Wisconsin was initially governed by the Northwest Ordinance of 1787, and then by the laws of Indiana Territory, Illinois Territory, Michigan Territory and finally, on July 4, 1836, Wisconsin Territory, as surrounding territories broke away to become states and joined the Union.

The land of New Haven Township was ceded from the Ojibwa tribes in an 1837 treaty that allowed the United States to use the land, but the tribes retained usufructuary rights (the right to use and enjoy) to the land and its resources. The United States desired this land for its timber and its strategic importance to national security. Inclusion of the land ceded by these and other later treaties moved the boundary of the young nation to Lake Superior, far more defensible against the rival British forces in Canada.

Timber companies flourished in the time following cessation. In the 1840's, the world's largest softwood mill was located in Menomonie, the world's largest hardwood operation was located in Downing, both in Dunn County. Timber from New Haven found its way to these mills and local smaller mills in the township.

During the mid nineteenth century, when the township was first created and people were settling into the area, New Haven Township's local government consisted of a town board, town clerk, town treasurer, justice of the peace, health inspector, constable, highway inspectors, and school inspectors.

The 1895 Wisconsin Census Report shows that there were 493 residents in New Haven. Thirteen residents were soldiers or sailors and there were 92 militiamen.

The first Church in New Haven Township was the West Akers Church. In 1898 a parcel of land was donated for the church building and cemetery for the Scandinavian families in the area. Its members donated materials and workmanship. The first services were held there in 1904, the congregation was organized in 1905 and the church was known as the Vester Akers Church. Services were held in Norwegian. Prior to women acquiring voting rights, they were seated on the right side of the church and the men were seated on the left side.

The second church was the Methodist Church. It was originally named the Union Center Church. Before the church building was built, people attended worship services in public buildings, private homes and school buildings. Preachers came from neighboring communities. The pay for the preacher was usually very little; it might have been some money, but was often hay for his horse and chicken feed or some sort of trade. The Union Church was built on land donated by C.J. Henricksen. The Union Church housed worshipers from the Baptist faith and the Methodist faith. The first wedding held in the new church building was that of Elsie Whistler to Harry Lockwood. The first funeral service held in the new church building was that of Will James. In 1929 the church was remodeled and the property officially transferred to the Methodist congregation.

The third church in the New Haven Township was that of the Grace Lutheran Church in Connersville. This church congregation was organized in August of 1922. The charter members were: Fred Gess, Emil E. Beyrer, W.E. Owen, Fred Christianson, J.C. Jensen, H. R. Knoepke, George Talmage, Bertha Kistner, A.P. Carlson, Carl Bygd, Helmer Bygd and Emil Lindow.

The fourth church was a small building located in the northern sections of the township and is called the Church of God.

In 1927, as found in the town plat book, the township was divided into 7 school districts with 5 of the schoolhouses located within the township (see the historical map – page 5); Schindler School and Oak Lawn School were in adjoining townships. The very first schoolhouse in New Haven Township was the Peaceful Valley School. This school building was located east of Connersville, near the New Haven Cemetery. School district No. 1 was known as Forest Grove, No. 2 as Hilson, No. 3 as Bolan, No. 4 as Connersville, No. 5 as Oak Lawn, No. 6 as Schindler, and No. 7 as Peaceful Valley. The Connersville School Building was built in 1958. At that time all eight grades were housed there. Eventually the school became known as the fifth and sixth grades for the Boyceville School District.

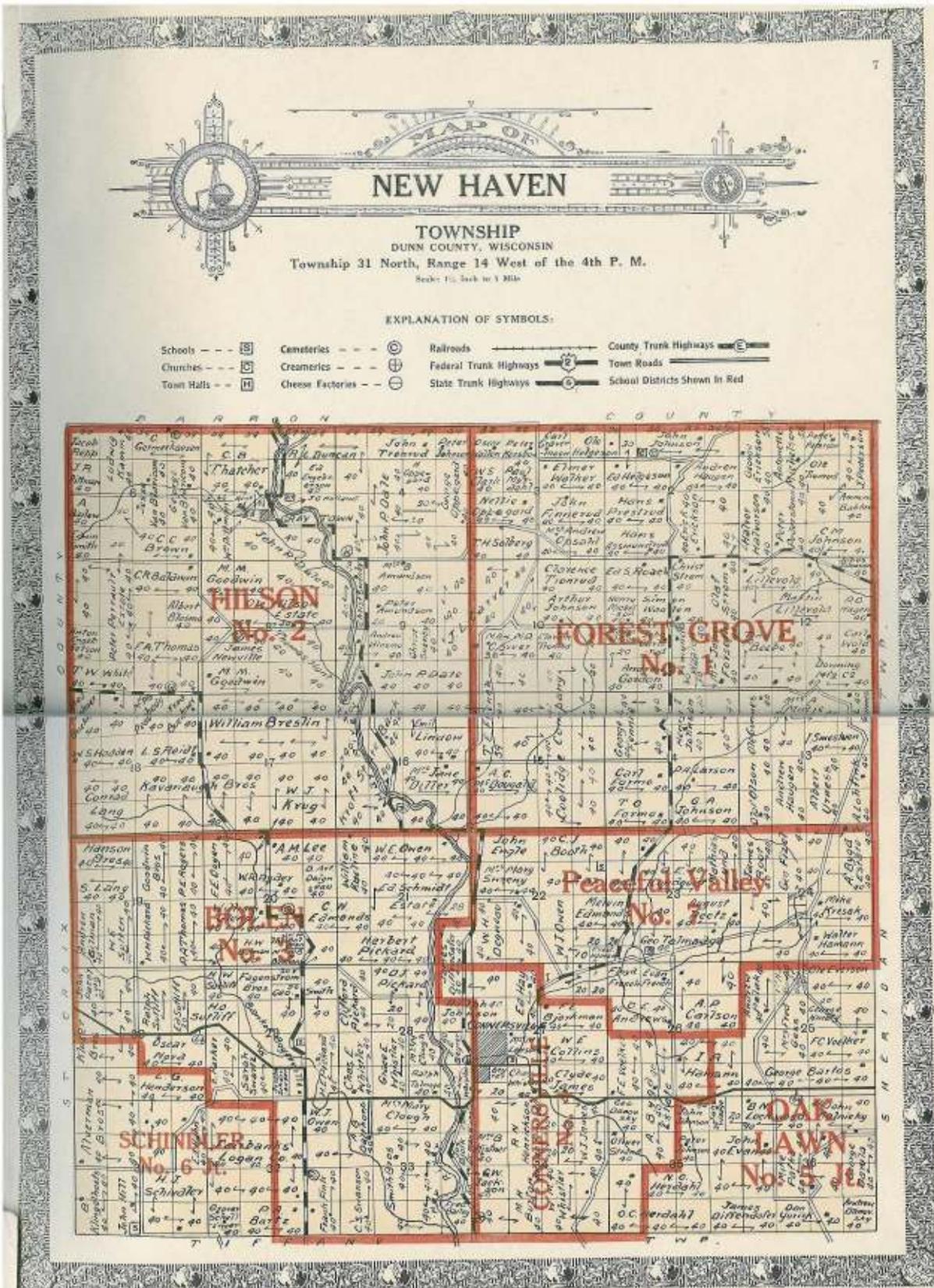
There are four cemeteries in the New Haven Township. First is an un-named cemetery in section 6. There are no records for this cemetery. The second is located in section 23 and is named New Haven Cemetery. The town board and a cemetery board maintain this cemetery. Records of burials prior to 1925 were not well kept; the state did not require records to be kept at that time. When the New Haven cemetery was first created, there were no charges for burial plots or upkeep. The family was responsible for the upkeep of their own graves. Quilting bees and bake sales were held in the Pleasant Valley school building and the monies were used for the upkeep of the cemetery. After the Cemetery association was formed in June 1963, annual care of \$3.00 per lot was charged. Several years later, perpetual care fees were charged for upkeep. This was set at \$80.00 a lot. After a drop in interest rates, the cemetery association could no longer afford to pay for the costs of upkeep; the township took over the expenses. The Cemetery is plotted for 1080 gravesites. There are currently 425 burials, 346 unsold plots, and 309 privately owned plots. There are many unmarked and unrecorded graves. Sometimes, people doing genealogy research will make note of an unmarked or unrecorded grave. The first recorded burial was 2-year old Effie Jean Marlette in 1864. The oldest person recorded as buried in the New Haven Cemetery was 98 yrs old. The person with the earliest birthday (recorded) is John Hay, born in 1789. Annually on Memorial Day, the American Vets provide a wonderful memorial service for our veterans who are buried at the cemetery.

Pottersfield is located at the foot of the cemetery driveway. To the west, there is an old shade tree and one headstone. There are 4-recorded burials in Pottersfield. Those buried in Pottersfield were the poor and those with no family; the town paid the expenses.

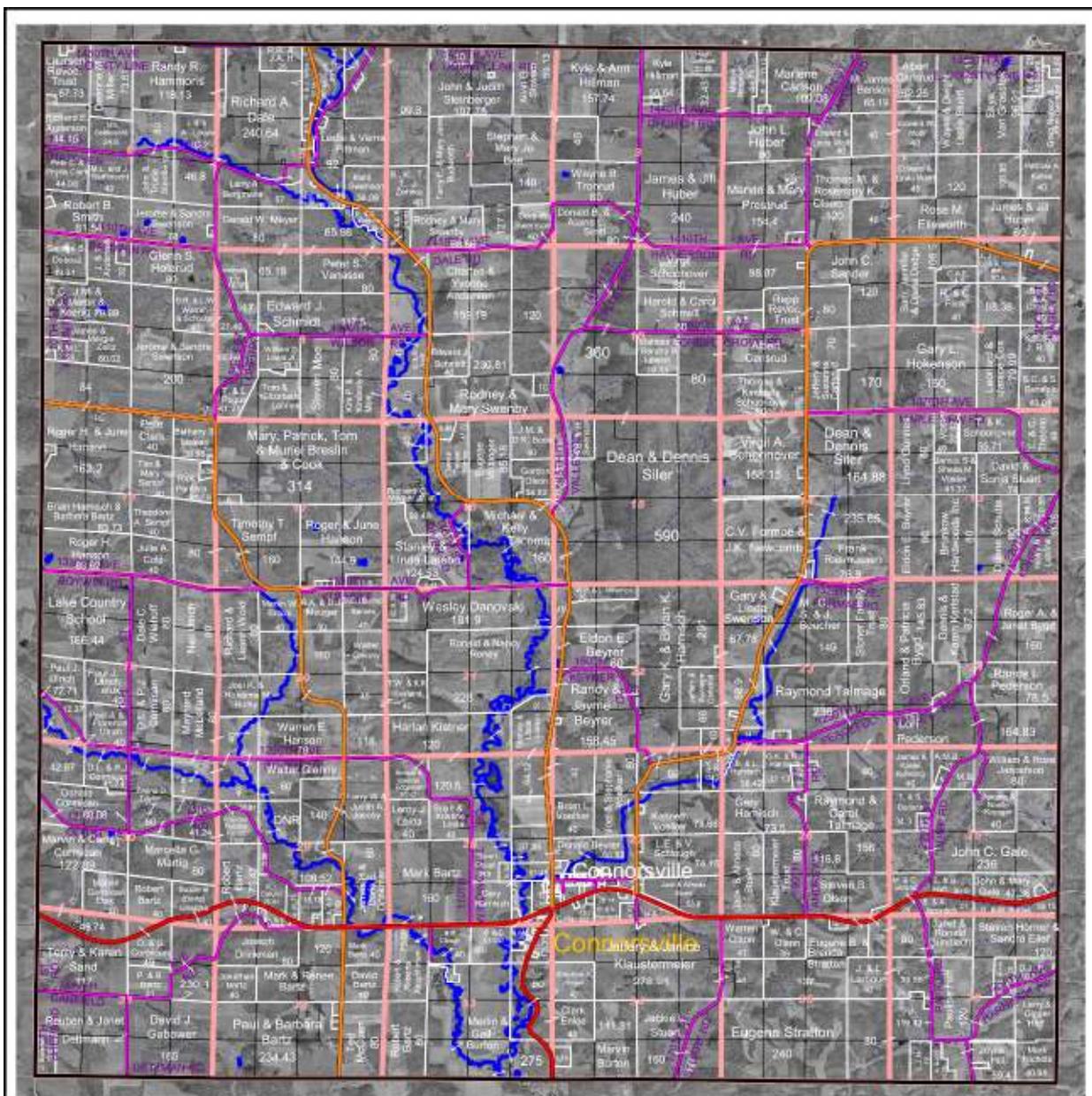
The third cemetery in the township is located at the Grace Lutheran Church. Located in section 27. This cemetery is plotted for 192 burials. There are currently 60 burials.

The fourth cemetery in the township is located at the West Akers Church. Located in section 2. This cemetery lies to the North and the East of the Church.

New Haven Township has a colorful past. There have been two murders, both taking place in the southern sections of the township. The first was that of James Biss who was found shot to death with two wounds to the chest. This is an unsolved murder; nobody was ever accused or convicted of this crime. The second murder was that of Ms Eva Maria Hendrickson in 1933. She was shot with a .32 caliber gun through the back. Both of these victims are buried at New Haven Cemetery.



1927 Plat Map of New Haven Township Showing the School Districts and Historical Sites of that Era



- 1 Sections
- Tax Parcels
- Ownership Parcels

TRANSPORTATION

- State
- County
- Town
- ~ Hydrology



**Town of New Haven
Dunn County, Wisconsin**

BASE MAP

2004 Photography

February, 2005

There was a small hamlet called Graytown in New Haven Township. Graytown was located in the northwestern corner of the township in section 5. The founder of Graytown was Aaron Gray. He built a 3-story house in Graytown, which is still standing. Graytown consisted of a sawmill, a shingle mill, a cheese factory and a general store. The Glenwood City Manufacturing Company had a spur track of the Soo Line running to the sawmill. Mail was delivered to Graytown via the Clear Lake post office. Walt Jones built the Graytown store in 1901. The store changed hands many times; some of the owners were Joe Conrath, Mr. Mass, Harry Holland, Fred Turritan and Bert Goodspeed. Bert ran the store for fourteen years. By the year 1924, Graytown had ceased to exist. Businesses were closed and the spur track was removed. In 1948 the general store building was torn down and has since been replaced by the Full Gospel Country Church. The former homestead of the Grays is all that remains today.

South of the Graytown site is Connersville. Connersville is a small hamlet of approximately 25 homes and a few businesses. It was named after David Connors who was the first postmaster. One of the town mysteries is the difference in the spelling of these names. The area around Connersville was once a large stand of virgin white pine. The region also had stands of northern mixed hardwoods. This attracted the logging industry. Connersville was established as a stage stop. The stage ran from Prairie Farm, to Connersville to Menomonie. The first name given to Connersville was Bolan. There is a plat map at the Dunn County register of deeds named Plat map of Bolan. Later, this unincorporated community was renamed Connersville Post Office, and then Connersville.

New Haven Township is proudly the home of the great baseball hero, Andy Pafko. Andy grew up in section 25. He went on to play professional baseball for the Chicago Cubs, the Dodgers and the Milwaukee Brewers.

On Aug 7th and 8th, 1976 the community held a bicentennial celebration. Some of the events of the 2 day celebration were: softball tournament, sack races, tug of war, pie eating contest, greased pig contest, old settlers reunion, flea market, antique show, Millers store was offering pop and ice cream for 5 cents. The Grand Marshall for the parade was Jane Diller and the honored guests were Mr. and Mrs. Phil Johnson.

3. Demographic Analysis

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: New Haven town, Dunn County, Wisconsin

[For information on confidentiality protection, non-sampling error, and definitions, see text]

Total population. 656 100.0

SEX AND AGE

Subject	Number	Percent
Male	329	50.2
Female.	327	49.8
Under 5 years	40	6.1
5 to 9 years	58	8.8
10 to 14 years	66	10.1
15 to 19 years	52	7.9
20 to 24 years	31	4.7
25 to 34 years	67	10.2
35 to 44 years	111	16.9
45 to 54 years	88	13.4
55 to 59 years	27	4.1
60 to 64 years	32	4.9
65 to 74 years	45	6.9
75 to 84 years	31	4.7
85 years and over	8	1.2
Median age (years)	36.6	(X)

18 years and over	465	70.9
Male	239	36.4
Female	226	34.5
21 years and over	432	65.9
62 years and over	104	15.9
65 years and over	84	12.8
Male	42	6.4
Female	42	6.4
RACE		
One race	654	99.7
White	650	99.1
American Indian and Alaska Native	2	0.3
Asian	1	0.2
Asian Indian	1	0.2
Some other race	1	0.2
Two or more races	2	0.3
RELATIONSHIP		
Total population	656	100.0
In households	656	100.0
Householder	243	37.0
Spouse	152	23.2
Child	225	34.3
Own child under 18 years	189	28.8
Other relatives	11	1.7
Under 18 years	1	0.2
Non-relatives	25	3.8
Unmarried partner	18	2.7
HOUSEHOLD BY TYPE		
Total households	243	100.0
Family households (families)	170	70.0
With own children under 18 years	89	36.6
Married-couple family	152	62.6
With own children under 18 years	78	32.1
Female householder, no husband present	10	4.1
With own children under 18 years	7	2.9
Nonfamily households	73	30.0
Householder living alone	60	24.7
Householder 65 years and over	30	12.3
Households with individuals under 18 years	90	37.0
Households with individuals 65 years and over	64	26.3
Average household size	2.70	(X)
Average family size	3.28	(X)

HOUSING OCCUPANCY		
Total housing units	256	100.0
Occupied housing units	243	94.9
Vacant housing units	13	5.1
For seasonal, recreational, or occasional use	4	1.6
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	3.1	(X)

HOUSING TENURE		
Occupied housing units	243	100.0
Owner-occupied housing units	212	87.2
Renter-occupied housing units	31	12.8
Average household size of owner-occupied units	2.75	(X)
Average household size of renter-occupied units	2.32	(X)

Table DP-2. Profile of Selected Social Characteristics: 2000

SCHOOL ENROLLMENT		
Population 3 years and over		
enrolled in school	198	100.0
Nursery school, preschool	7	3.5
Kindergarten	6	3.0
Elementary school (grades 1-8)	112	56.6
High school (grades 9-12)	57	28.8
College or graduate school	16	8.1

EDUCATIONAL ATTAINMENT		
Population 25 years and over		
Less than 9th grade	430	100.0
9th to 12th grade, no diploma	35	8.1
High school graduate (includes equivalency)	54	12.6
Some college, no degree	169	39.3
Associate degree	85	19.8
Bachelor's degree	35	8.1
Graduate or professional degree	36	8.4
Graduate or professional degree	16	3.7
Percent high school graduate or higher	79.3	(X)
Percent bachelor's degree or higher	12.1	(X)

MARITAL STATUS		
Population 15 years and over		
Never married	522	100.0
Now married, except separated	119	22.8
Separated	324	62.1
Widowed	4	0.8
Female	42	8.0
Divorced	30	5.7
Female	33	6.3
Female	15	2.9

GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years		
Grandparent responsible for grandchildren	2	100.0

VETERAN STATUS		
Civilian population 18 years and over		
Civilian veterans	492	100.0
Civilian veterans	71	14.4

DISABILITY STATUS OF THE CIVILIAN
NONINSTITUTIONALIZED POPULATION

Population 5 to 20 years.	201	100.0
With a disability	20	10.0
Population 21 to 64 years.	357	100.0
With a disability	38	10.6
Percent employed	63.2	(X)
No disability	319	89.4
Percent employed	80.6	(X)
Population 65 years and over	90	100.0
With a disability	40	44.4

RESIDENCE IN 1995

Population 5 years and over	648	100.0
Same house in 1995.	481	74.2
Different house in the U.S. in 1995	167	25.8
Same county	60	9.3
Different county	107	16.5
Same state	72	11.1
Different state.	35	5.4
Elsewhere in 1995.	--	
Subject Number Percent		

NATIVITY AND PLACE OF BIRTH

Total population.	692	100.0
Native.	690	99.7
Born in United States	690	99.7
State of residence	507	73.3
Different state.	183	26.4
Born outside United States	--	
Foreign born	2	0.3
Entered 1990 to March 2000	--	
Naturalized citizen	2	0.3
Not a citizen	--	

REGION OF BIRTH OF FOREIGN BORN

Total (excluding born at sea).	2	100.0
Europe.	2	100.0

LANGUAGE SPOKEN AT HOME

Population 5 years and over	648	100.0
English only	633	97.7
Language other than English	15	2.3
Speak English less than very well	6	0.9
Spanish	2	0.3
Speak English less than very well	2	0.3
Other Indo-European languages	11	1.7
Speak English less than very well	4	0.6

ANCESTRY (single or multiple)

Total population.	692	100.0
<i>Total ancestries reported</i>	893	129.0
Arab	--	
Czech1.	14	2.0
Danish	22	3.2
Dutch	9	1.3

English	49	7.1
French (except Basque)1	34	4.9
French Canadian1	6	0.9
German	278	40.2
Irish1	81	11.7
Italian	2	0.3
Norwegian	229	33.1
Polish	14	2.0
Russian	3	0.4
Scotch-Irish	2	0.3
Scottish	4	0.6
Slovak	7	1.0
Swedish	63	9.1
Swiss	18	2.6
United States or American	27	3.9
Other ancestries	31	4.5

Table DP-3. Profile of Selected Economic Characteristics: 2000

EMPLOYMENT STATUS

Population 16 years and over	510	100.0
In labor force	351	68.8
Civilian labor force	351	68.8
Employed	333	65.3
Unemployed	18	3.5
Percent of civilian labor force	5.1	(X)
Armed Forces	--	--
Not in labor force	159	31.2
Females 16 years and over	251	100.0
In labor force	150	59.8
Civilian labor force	150	59.8
Employed	139	55.4
Own children under 6 years	44	100.0
All parents in family in labor force	26	59.1

COMMUTING TO WORK

Workers 16 years and over	329	100.0
Car, truck, or van - - drove alone	203	61.7
Car, truck, or van - - carpooled	76	23.1
Public transportation (including taxicab)	--	--
Walked	2	0.6
Other means	--	--
Worked at home	48	14.6
Mean travel time to work (minutes)1	37.8	(X)
Employed civilian population		
16 years and over	333	100.0

OCCUPATION

Management, professional, and related occupations	94	28.2
Service occupations	40	12.0
Sales and office occupations	51	15.3
Farming, fishing, and forestry occupations	12	3.6
Construction, extraction, and maintenance occupations	40	12.0
Production, transportation, and material moving occupations	96	28.8

INDUSTRY

Agriculture, forestry, fishing and hunting, and mining	47	14.1
Construction	22	6.6
Manufacturing	95	28.5
Wholesale trade	7	2.1
Retail trade	39	11.7
Transportation and warehousing, and utilities	13	3.9
Information	5	1.5
Finance, insurance, real estate, and rental and leasing	5	1.5
Professional, scientific, management, administrative, and waste management services	9	2.7
Educational, health and social services	63	18.9
Arts, entertainment, recreation, accommodation and food services	11	3.3
Other services (except public administration)	4	1.2
Public administration	13	3.9

CLASS OF WORKER

Private wage and salary workers	225	67.6
Government workers	51	15.3
Self-employed workers in own not incorporated business	55	16.5
Unpaid family workers	2	0.6

INCOME IN 1999

Households	250	100.0
Less than \$10,000	14	5.6
\$10,000 to \$14,999	13	5.2
\$15,000 to \$24,999	50	20.0
\$25,000 to \$34,999	26	10.4
\$35,000 to \$49,999	51	20.4
\$50,000 to \$74,999	61	24.4
\$75,000 to \$99,999	20	8.0
\$100,000 to \$149,999	9	3.6
\$150,000 to \$199,999	--	
\$200,000 or more	6	2.4
Median household income (dollars)	40,938	(X)
With earnings	200	80.0
Mean earnings (dollars) ¹	50,197	(X)
With Social Security income	81	32.4
Mean Social Security income (dollars) ¹	10,503	(X)
With Supplemental Security Income	--	
Mean Supplemental Security Income (dollars) ¹	-	(X)
With public assistance income	4	1.6
Mean public assistance income (dollars) ¹	175	(X)
With retirement income	47	18.8
Mean retirement income (dollars) ¹	33,621	(X)
Families	179	100.0
Less than \$10,000	--	
\$10,000 to \$14,999	2	1.1
\$15,000 to \$24,999	32	17.9
\$25,000 to \$34,999	21	11.7
\$35,000 to \$49,999	44	24.6
\$50,000 to \$74,999	50	27.9

\$75,000 to \$99,999	15	8.4
\$100,000 to \$149,999	9	5.0
\$150,000 to \$199,999	--	
\$200,000 or more	6	3.4
Median family income (dollars)	48,021	(X)
Per capita income (dollars) ¹	19,019	(X)
<i>Median earnings (dollars):</i>		
Male full-time, year-round workers	30,469	(X)
Female full-time, year-round workers	21,944	(X)

POVERTY STATUS IN 1999

Families	4	2.2
With related children under 18 years	4	4.1
With related children under 5 years	4	13.8
Families with female householder, no husband present	--	
Individuals	34	5.0
18 years and over	23	4.7
65 years and over	7	7.8
Related children under 18 years	11	5.7
Related children 5 to 17 years	5	3.3
Unrelated individuals 15 years and over	14	13.7

Table DP-4. Profile of Selected Housing Characteristics: 2000

Subject	Number	Percent
Total housing units	260	100.0
UNITS IN STRUCTURE		
1-unit, detached	229	88.1
1-unit, attached	--	
2 units	--	
3 or 4 units	1	0.4
5 to 9 units	--	
Mobile home	30	11.5
Boat, RV, van, etc	--	
YEAR STRUCTURE BUILT		
1999 to March 2000	--	
1995 to 1998	19	7.3
1990 to 1994	6	2.3
1980 to 1989	22	8.5
1970 to 1979	24	9.2
1960 to 1969	24	9.2
1940 to 1959	43	16.5
1939 or earlier	122	46.9
ROOMS		
1 room	--	
2 rooms	2	0.8
3 rooms	4	1.5
4 rooms	21	8.1
5 rooms	65	25.0
6 rooms	52	20.0
7 rooms	39	15.0
8 rooms	28	10.8
9 or more rooms	49	18.8
Median (rooms)	6.2	(X)
Occupied housing units	248	100.0

YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	26	10.5
1995 to 1998	38	15.3
1990 to 1994	42	16.9
1980 to 1989	39	15.7
1970 to 1979	39	15.7
1969 or earlier	64	25.8
VEHICLES AVAILABLE		
None	6	2.4
1	52	21.0
2	89	35.9
3 or more	101	40.7
HOUSE HEATING FUEL		
Utility gas	--	
Bottled, tank, or LP gas	114	46.0
Electricity	11 4.4	
Fuel oil, kerosene, etc	72	29.0
Coal or coke	--	
Wood	51	20.6
Solar energy	--	
Other fuel	--	
No fuel used	--	
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	2	0.8
Lacking complete kitchen facilities	--	
No telephone service	--	
OCCUPANTS PER ROOM		
Occupied housing units	248	100.0
1.00 or less	246	99.2
1.01 to 1.50	2	0.8
1.51 or more	--	
Specified owner-occupied units	88	100.0
VALUE		
Less than \$50,000	21	23.9
\$50,000 to \$99,999	50	56.8
\$100,000 to \$149,999	11	12.5
\$150,000 to \$199,999	4	4.5
\$200,000 to \$299,999	--	
\$300,000 to \$499,999	2	2.3
\$500,000 to \$999,999	--	
\$1,000,000 or more	--	
Median (dollars)	70,000	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	48	54.5
Less than \$300	--	
\$300 to \$499	6	6.8
\$500 to \$699	6	6.8
\$700 to \$999	26	29.5
\$1,000 to \$1,499	6	6.8

\$1,500 to \$1,999	4	4.5
\$2,000 or more	--	
Median (dollars)	820	(X)
Not mortgaged	40	45.5
Median (dollars)	242	(X)

**SELECTED MONTHLY OWNER COSTS
AS A PERCENTAGE OF HOUSEHOLD
INCOME IN 1999**

Less than 15.0 percent	37	42.0
15.0 to 19.9 percent	24	27.3
20.0 to 24.9 percent	14	15.9
25.0 to 29.9 percent	10	11.4
30.0 to 34.9 percent	--	
35.0 percent or more	3	3.4
Not computed	--	
Specified renter-occupied units	7	100.0

GROSS RENT

Less than \$200	--	
\$200 to \$299	3	42.9
\$300 to \$499	1	14.3
\$500 to \$749	3	42.9
\$750 or more	--	
Median (dollars)	325	(X)

**GROSS RENT AS A PERCENTAGE OF
HOUSEHOLD INCOME IN 1999**

Less than 15.0 percent	1	14.3
15.0 to 19.9 percent	2	28.6
20.0 to 34.9 percent	--	
35.0 percent or more	4	57.1
Not computed	--	

Source: U.S. Bureau of the Census, Census 2000.
U.S. Census Bureau

Population Changes: 1990 to 2000

	1990	2000	Total Percent Change	Annual Percent Change
New Haven	658	656	-0.003	-0.0003
Dunn County	35,909	39,858	11.00	1.05
Wisconsin	4,891,769	5,363,675	9.65	0.93
Menomonie	13,547	14,937	10.26	0.98

Population Projections

An expanding population affects housing, transportation, schools, Recreation, and the natural resources.

New Haven Township Population Projection

2000	2005	2010	2015	2020	2025
656	671	678	680	691	703

Source: Department of Administration

New Haven Township Historic Population

1950	1960	1970	1980	1990	2000
797	706	645	707	658	656

Source: West Central Regional Planning Commission www.wcwrpc.org

Household Projections and Comparison, Wisconsin DOA

Total Households 2000	Projected Households				
	2005	2010	2015	2020	2025
243	252	259	264	272	278

Population projections, Dunn County

Age Group	2000 Census	2005	2010
0-4	2,285	2,441	2,551
5-9	2,415	2,434	2,556
10-14	2,844	2,781	2,710
15-19	4,175	4,243	4,127
20-24	5,496	5,950	6,076
25-29	2,414	2,551	2,716
30-34	2,403	2,061	2,160
35-39	2,398	2,515	2,150
40-44	2,746	2,829	2,634
45-49	2,650	2,859	2,944
50-54	2,338	2,741	2,952
55-59	1,689	2,375	2,774
60-64	1,230	1,662	2,331
65-69	1,148	1,176	1,582
70-74	1,083	1,040	1,064
75-79	884	931	895
80-84	685	702	742
85-89	451	461	476
90-94	173	222	234
95-99	36	61	80
100 and over	15	11	17
Total	39,858	42,046	43,771

Estimated (1980-2000) and Projected (2000-2030) Wisconsin Population Change, 5-year Intervals

Year	Population	Numeric Change	%change
1980	4,705,642	-	-
1985	4,771,758	66,116	1.41
1990	4,891,769	120,011	2.52
1995	5,134,123	242,354	4.95
2000	5,363,675	229,552	4.47

2005	5,531,025	167,350	3.12
2010	5,700,303	169,278	3.06
2015	5,878,871	178,508	3.13
2020	6,056,186	177,315	3.02
2025	6,216,980	160,794	2.66
2030	6,354,883	137,903	2.22

B. Planning

1. Planning Timetable

The New Haven Township Plan Committee was formed at a meeting May 22, 2000 after planning issues were raised at a town supervisors meeting. Previous to this meeting the town supervisors, with the assistance of the UW-Extension Office, had conducted a survey of the town landowners in March 2000. The results of this survey were used as a guide to the issues for beginning the planning process.

2. The New Haven Township Comprehensive Land-Use Plan Committee

The New Haven Township Plan Committee was made up of local citizens in an advisory position at the invitation of the Town Board. The Committee is an advisory group which can “test the waters” in a way an elected official may not be able to and can often bring more specialized energy and experience to the table. The Committee was formed to advise the New Haven Town Board in regard to identification and definition of specific issues, planning policies, education and polling of its electorate, and to assist the Board with carrying out the necessary steps to the passing of Village Powers and proceeding with the formation of a Planning Commission to carry out Smart Growth in the Township.

3. The New Haven Township Plan Commission

The Town Plan Commission was formed under authority granted by Stat. Ch. 60.62 in order to guide and advise in determination of community needs, goals and priorities, and then developing this Comprehensive Plan as a guide for the New Haven Town Board’s decisions and the future development of New Haven township.

Planning includes input with regard to economic, social and cultural needs from all the people in the community as well as other neighboring and super-jurisdictional governing bodies.

The Commission was to produce a document to be used by New Haven Town officials and private citizens and landowners to make decisions with regard to the future of their community including decisions with regard to where to live, work and how to develop their property.

The Plan Commission is to be used in the future in an advisory capacity by the New Haven town Board on land issues and may make decisions delegated by the governing body. The Commission’s primary role is to provide assistance, as well as leadership, to the Town Board in implementing a comprehensive plan in order to meet the various needs and challenges facing the Township.

The Plan Commission has legal authority to make decisions in the following categories: Legislative decisions, quasi-judicial decisions, and administrative decisions.

In arriving at a viable and comprehensive plan, the Commission began by breaking the plan down into components, making the planning less daunting. To begin, the Commission validated the findings of the Committee and created a “plan for planning”. The steps achieved to date were (1)

to determine the capacities and priorities of the community; (2) inventory and gather data; (3) model, analyze and forecast trends; (4) create goals, objectives and policies; (5) select implementation tools; and (6) obtain public feedback, comments and revise.

Upon completion of this plan the Commission's role will become: (1) to seek approval of the Plan by the Town Board, its electorate, and oversight agencies; (2) implement the Plan; (3) monitor performance of the Plan; (4) recommend revisions required in response to observed trends and needs of the community.

The Commission strives to keep a good working relationship in order provide implementation consistent with community needs and rights by working hand-in-hand with the Town Board, the electorate, landowners, regional planning authorities, other Town Committees, cooperative extension educators, neighboring local governments and super-jurisdictional governments.

4. Results of a Survey of Residents, Spring 2000

a. Background

In the spring of 2000, the New Haven Town Board, with the assistance of the UW-Extension Center for Local Government (CLG), conducted a survey of the landowners to tabulate information on issues of land-use, local government, and their community and environment.

The CLG prepared and mailed surveys to all recorded owners of land in New Haven (approximately 325 mailing addresses); 128 responses were returned. The responses were tabulated by CLG and then delivered to the town board. This material provided the background information about opinions of the stakeholders (those with a stake in the planning) in New Haven that the planning committee, and later the planning commission, used to guide their work.

To evaluate the issues, the results are categorized below into common themes and are grouped with discussions and conclusions. Graphs illustrate some of these responses.

In the public planning process, problems with the survey were discovered in the application of the information gathered. In general, the survey questions and statements and the way in which the survey was conducted, present problems in applying these data. One example of the problems is the way the question about farmland taxation was worded. The statement was worded "Agricultural land is fairly taxed throughout New Haven" and asked the respondents whether or not they agreed or disagreed. With this wording, if you agreed land was "fairly" taxed, your answer was very clear. If you disagreed, it was not at all clear whether you felt land was taxed too high or too low and no follow up question was asked to collect this important information. In this example, it may be hard to imagine that anyone thought tax was too low on these lands, but without follow up, there is no way of knowing.

The problems identified by the commission with the methods employed in distributing surveys and collecting completed surveys were that surveys were distributed to all landowners, whether they were electors in the township or not. While it is important for the commission to take into consideration the views of all stakeholders including non-electors, the methods of the survey did not allow categorization of the responses. It is important to know who expressed these opinions to know at least whether they are members of the electorate.

Another problem, some respondents copied the survey and more than one individual in those households returned responses. Again, the commission does want the opinion of all stakeholders, but this disenfranchised (excluded) many stakeholders, because not all surveys were completed this way. Some respondents only returned one survey per household.

Finally, the responses from the survey indicated that many respondents wanted more information about these issues. These indicators included direct comments asking for more information. It was clear that many did not want to comment on issues they were unfamiliar with. The commission planned the follow-up work to include some way of delivering educational material and factual data to stakeholders either before or with the follow-up data gathering.

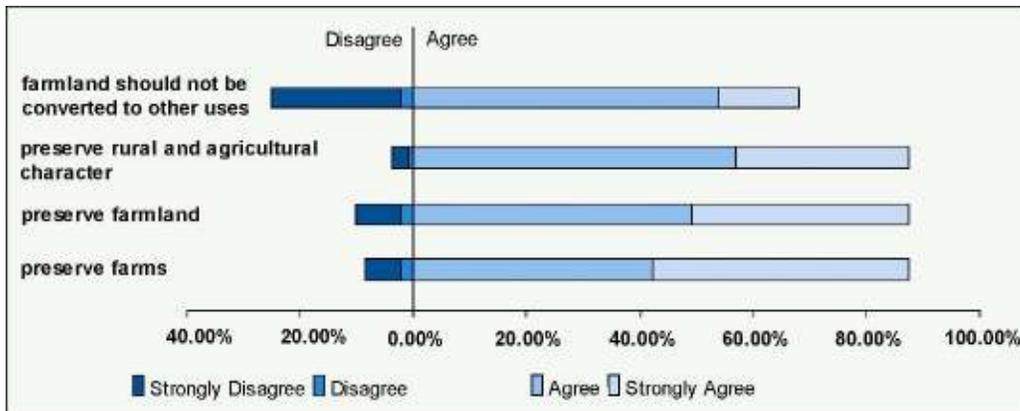
The correction of these problems became a goal of the commission in the planning process. The commission determined that a follow-up town informational meeting would be performed very late in the planning process so that all of the problems and additional feedback could be identified and then the follow-up work would be thorough.

b. Issues on agricultural land and the rural qualities of the community:

On conservation of agricultural land,

- 64.9% felt agricultural land should not be converted to other uses.
- 87.5% were in favor of protecting the rural and agricultural nature of the township through land use regulation.
- The same number agreed that farmland should be preserved.
- And that farms should be preserved.

These responses are graphed below.



Graph of Rural/Agricultural Preservation Survey Data

Other responses on these issues –

- 61.7% felt that agricultural land should not be converted to residential use.
- 64.9% felt that agricultural land should not be converted to commercial/industrial use.
- 60.9% disagreed that conflicts exist between farm and non-farm neighbors.

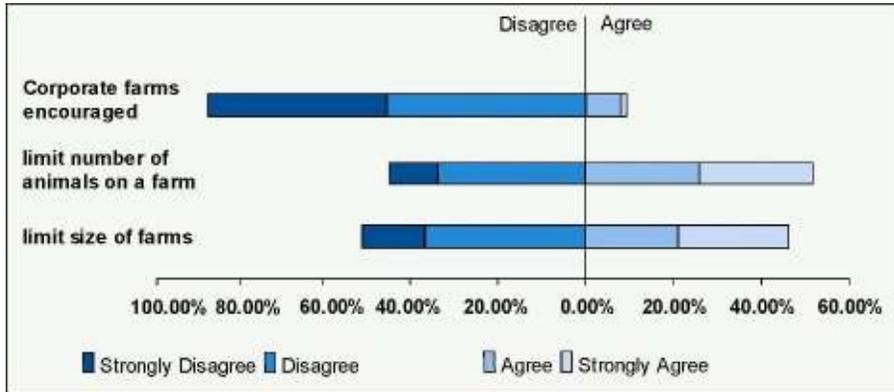
From this theme, it is clear that the community wanted to preserve the rural and agricultural qualities of New Haven, placed a high value on the preservation of farms and farmlands, and would support a plan and land-use ordinances that would accomplish these goals. The commission interpreted the lower level of agreement (61.7%), with the question on conversion of farmland, as concern with the generalized nature of this question. There were insufficient data in the survey to determine the feelings of the respondents. The commission felt that this indicated several possibilities in the thoughts of respondents. These may include: diverting land to other uses when land is not well suited to agriculture, and desires for more opportunity for speculation on the part of landowners. For this latter group, this is an issue of land rights and preserving choice when it comes time for them to dispose of their lands. Comments in the

survey responses, at later visioning meetings, and at the public meetings of the commission supported these conclusions.

c. Issues on large agricultural operations:

- Only 9.4% agreed with a statement to encourage corporate farms.
- The community was sharply divided on limiting size by a measurement of land (46.2% for vs. 50.8% against) and by the number of animals (51.6% for vs. 44.5% against).

These responses are graphed below.



Graph of Survey Data on Corporate Farming and Farm Size

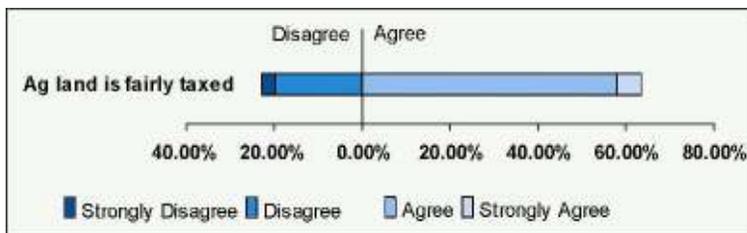
It is clear respondents did not want large-corporate farms moving into to New Haven. However, the division of responses to methods of limiting farm size by a measurement of land or by the number of animals was pronounced. The commission considered this to indicate that many did not want to limit growth of local farms to achieve this exclusion, yet just as many felt that there is a definition of an agricultural operation that is too large, local or otherwise. There was also a large percentage that felt strongly about the issue on each side. These data represent an issue that must be addressed in the agricultural element of the plan. Maintaining a plan with a solution acceptable to both sides of this issue will be difficult.

The Commission also recognized that local government has little or no jurisdiction over issues of the location of large corporate farms. To effectively regulate this issue, local government can only encourage creation of state statutes and county ordinances that empower local government and the local electorate in use permits and licensing of large agricultural operations.

d. Issues on agricultural land taxation:

- 63.3% of respondents agreed that agricultural lands are fairly taxed.

See the graph below.



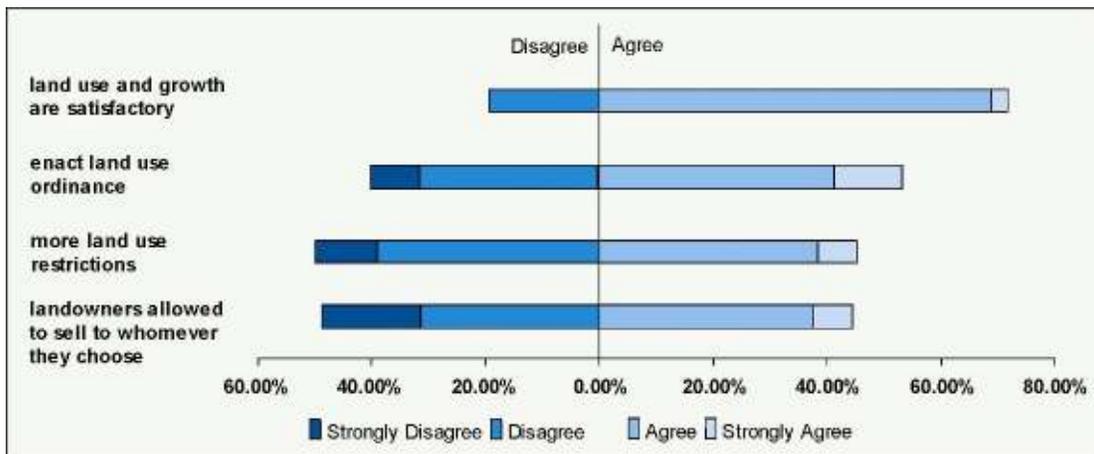
Graph of Survey Data on Taxation of Agricultural Land

This is not much of an issue in the plan as indicated by this strong agreement. However, as stated above, of those that disagreed, these survey data do not provide enough information to know whether these individuals thought taxes on agricultural land was too high or too low. The assumption was that most were indicating that taxes were too high. Because so little authority over taxing policy rests at the local government level, the plan commission cannot recommend direct action to take on this issue. The direction the commission can make to the town board that is indicated by these data is to be sure that local government remained small to minimize taxes on land. Property tax policies are set by the state legislature so this is the limit of influence that township government has on land taxes. These policies include the size of shared revenue payments, size of transportation aid programs, size of programs to assist local government, and size of grants on local projects.

e. Issues in land-use regulatory control:

- There was agreement (71.9%) that land use and growth in the township is satisfactory.
- A slight majority (53.1%) felt that the township should enact land use regulations.
- In contradiction 50% were against adding further regulations on land use.
- There was a sharp division (44% for vs. 48.5% against) on allowing landowners to sell to anyone they pleased with no majority opinion.

These responses are graphed below.



Graph of Land-Use Regulatory Control Data

Other responses on these issues –

- A slight majority (53.9%) felt it was appropriate for landowners to be compensated for land devaluation caused by implementing land use regulation.
- 62.5% felt that current land use regulation does not negatively impact land value.
- 57% were in favor of not relaxing land use regulation.
- The respondents expressed desires for local government to take a land-use planning role somewhere between advisory (42.2%) and regulatory (32.8%). Much smaller groups thought the role should be educational (12.5%) or that local government should have no role (14.1%).

The responses in the first question of this theme indicate that stakeholders in New Haven did not desire much action on our part to increase land-use regulation. The fact at this time is that there is none, except for parts of Department of Natural Resources (DNR) and other state statutes, and federal environmental codes. It appeared that many respondents did not know this; some thought Dunn County zoning or other ordinances applied in New Haven. Others indicated that they felt as they did, but only as long as no land-use controversies were facing

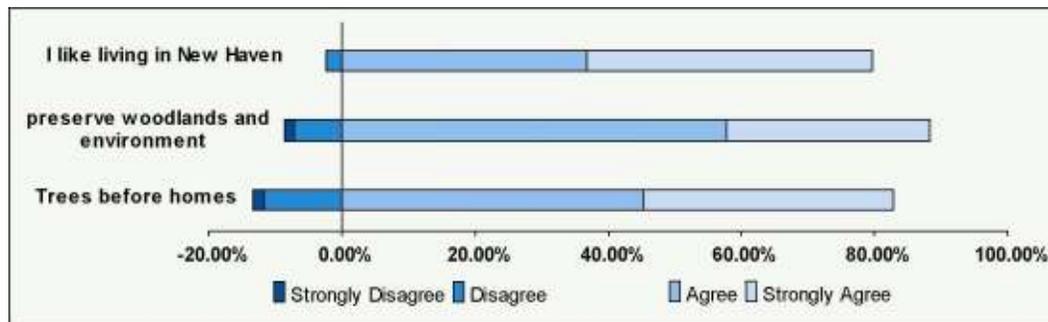
the township. Again, some may have thought we could apply zoning after a controversy began. This is not true, once a use has been established it would take many resources to remove the problematic use, if it could be removed at all.

Again, when asked how to apply desired control, the stakeholders were deeply divided with many respondents in the strongly agreeing and strongly disagreeing categories and near equal number on either side of the neutral line.

f. Issues on the environment of the township:

- A majority (79.7%) responded that they liked living in the township.
- 88.3% felt it was important to preserve woodlands and environmentally sensitive areas.
- 82.8% felt trees and open spaces were more important than neighboring homes.

These responses are graphed below.



Graph of Environmental Issues

Other responses on these issues –

- A majority (57.1%) felt the recreational facilities in the township were adequate and a larger majority (67.9%) was unwilling to pay more taxes to support further township development of recreational facilities.
- The respondents were divided (38% - 41.8%) on the existence of groundwater contamination and (42.2% - 43.8%) on the existence of surface water contamination. There were also a relatively large number of respondents that did not reply on these questions indicating a lack of knowledge in these areas.
- A majority (57%) was in favor of preserving wildlife and wildlife habitat in the township.

Respondents indicated that they liked living in and want to preserve the environment in New Haven. On water resources, the split in the survey indicated the lack of knowledge and data on water quality; little, if anything, has been done to evaluate this. At the time of this survey, recreation facilities are adequate and putting financial resources of the community towards these was not a priority.

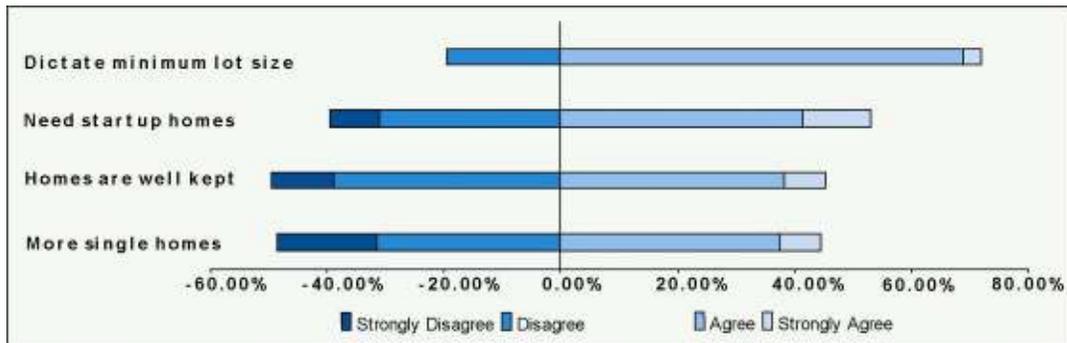
The importance of environment is apparent in these data. This plan should, therefore, encourage development that does not negatively impact the environment. There is little local government authority over these issues. Over 80% of the New Haven annual budget was spent on the maintenance and improvements of roads at the time this plan was written. Changing this to address issues of environment would negatively impact this important responsibility of local government and leaves little that the community may allocate to resources to correct or change the environment We therefore, encourage awareness and abiding by all codes, standards and laws

regarding environmental protection at the county, state and federal authority levels. This also is an opportunity to be creative to consider ways to ensure the pristine nature of our environment in land-use planning.

g. Issues in housing in the township:

- A slight majority (57%) felt the township should set a minimum lot size for homes.
- The community is divided (45.3%-47.7%) on the need for more start-up homes.
- 65.7% felt that homes in the township are well maintained and kept.
- Slightly more than half (55.5%) felt single-family housing was adequate in the township.

These responses are graphed below.



Graph of Housing Issues

Other responses on these issues –

- 75.8% felt that single-family homes were all that should be allowed. 15.6% were in favor of allowing cluster developments.
- A question about what minimum size home lots in the township should be was inconclusive in revealing what the community preferred. It appeared that about 6 acres was the average response.

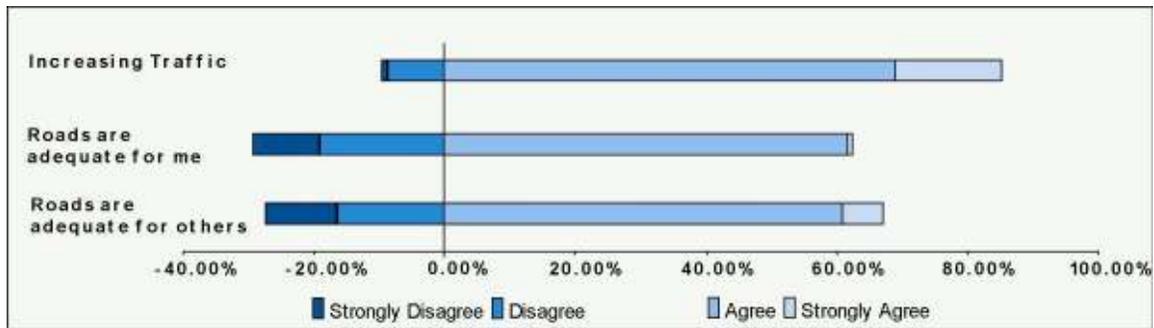
All that is indicated with these responses is that the majority of respondents desired some control of minimum lot sizes. There are no programs to create housing in this township and there is no benefit to provide any from county, state or federal perspectives.

The plan should stress standards already established for housing by state codes. Lot size can only be addressed by adoption of land use and subdivision ordinances that have been created at the county level. New Haven Township has neither the resources nor desire to create an independent zoning ordinance. Creating a minimum lot size for residential development would impact the property freedoms now enjoyed by some landowners that favor these freedoms in their choices of land use. Minimum lot sizes help in management of environmental issues of groundwater and surface water quality and the costs of local services.

h. Issues on transportation:

- 85% of respondents felt that traffic was increasing; yet 68.7% felt town roads were adequate for their needs and 67.2% felt the roads were adequate for businesses and others.

These responses are graphed below.



Graph of Transportation Issues

Transportation issues in the township are maintenance of the existing inventory of roads. Restricting the creation of new roads will keep available resources allocated to maintenance of these roads. There are other issues at county and state level; see the transportation element for a broader discussion of these issues.

i. Issues in Local Government:

- 64.1% of respondents use the Connersville waste recycling center, 31.3% use a contract hauler, and 76.6% felt the township had adequate solid waste disposal facilities, 79.7% felt the township had adequate waste recycling facilities.
- 67.2% felt that more law enforcement was not necessary and 82.8% felt crime was not a major problem in the township.
- 46.1% felt some form of building inspection program should be implemented (27.3% designated the county as the inspecting authority) while 39.9% felt none was needed.

Issues regarding the waste-recycling center have been addressed by participating in the county waste-handling program by the town board of supervisors since this survey was taken. Building inspection has also been similarly addressed.

Respondents did not indicate that crime and law enforcement were local issues and there is no resources to address these at the local level at this time.

j. Issues in businesses in the township:

- 76.6% responded as in favor of allowing gravel pit operations in the township.
- 58.6% responded as against salvage and junkyard operations.
- 61% responded in favor of attracting agricultural businesses to the township.

It is difficult to address local business issues in this comprehensive plan. Agribusiness, and a small amount of mineral mining and entrepreneurial enterprises exist in the township. The issue becomes one of not impeding the types of businesses that can exist and thrive so far from economic centers in the region. See the business element for more on this subject.

5. Results of the Visioning meetings

New Haven Township Planning Committee held two visioning meetings with the assistance of the UW – Extension Center for Local Government. These sessions were held Wednesday September 20, 2000 and Saturday September 23, 2000. The following lists are verbatim comments of people that came to the meetings.

A. On Agriculture and Farmland:

1. Preserve the rural character of the Town,

2. Lots of Hobby Farms, farms of 20 acres, more small farms, and “family sized” farms, small garden farms,
3. Diversity of farms, diversity with residential
4. No large corporate farms,
5. More crop farms, diversity of crop and animal farms,
6. Land stays unpolluted,
7. Cleaner Animals,
8. No Farms,
9. More land in CRP,
10. More organic farms
11. Well kept, clean and neat farms,
12. Farmer’s Market

B. On Housing

1. More single family homes,
2. People won’t be taxed out of their homes,
3. Less condominiums and apartments,
4. Permanent housing rather than mobile homes,
5. Larger lot sizes, not less than 5-10 acres lots minimum,
6. No restrictions on housing,
7. Cluster housing on converted farmlands,
8. Limited commercial development,
9. Residential development in designated areas,
10. Trailer housing restricted,
11. Allow temporary trailers for people building new homes,
12. All masonry homes with basements,
13. All homes will have swimming pools,
14. All trailer housing in well planned trailer courts,
15. Mixture of housing,
16. New Haven will have a good mix of citizens by age and income, etc.

C. Business and Economic Development

1. Light Industry in New Haven Township,
2. No business: that preys on rural areas, that have low value, that have low wages, that take advantage of local human/natural resources,
3. Home-based industries/businesses
4. Businesses that build up community with jobs,
5. Small businesses, cabinet shops, etc.
6. Encourage training for home-based businesses
7. Businesses that utilize local farm produce,
8. Computer/technology based businesses,
9. No junkyards,
10. No factory farms,
11. Businesses that utilize forest/wood products,
12. Silicon Valley,
13. Businesses that pay big wages, are invisible, don’t pollute, and pay big taxes,
14. Connersville Incorporated
15. Retail businesses encouraged,
16. A gravel pit,
17. A grocery store,
18. Basic small town essentials in Connersville,
19. Tourism business increases,

20. Golf Course,
21. Bank,
22. No loud, noisy racetracks,
23. No environmentally detrimental businesses,
24. No porn businesses

D. Natural Resources

1. More turkeys,
2. Natural beauty preserved, maintain and not waste current natural resources,
3. Good mix of wildlife and game,
4. More wildlife than people,
5. A natural area (park) open to the public,
6. Increase number of trees, increase acreage of trees, encourage increased woodlands,
7. A windfarm (wind generators),
8. Deer overpass,
9. Preserve and utilize woodlands for the benefit of the people in the Town,
10. You can drink the stream water,
11. Man-made lakes,
12. Groundwater quality preserved.

E. Transportation

1. County roads are kept and maintained,
2. Personal vehicles that don't need roads,
3. More private landing strips,
4. Bike and walking trails,
5. Town roads to stay the same,
6. Helicopter pad in Connersville,
7. All Town roads are paved,
8. Different sources of fuel and fueling stations,
9. All Town roads are two-lane,
10. Stop/warning lights in Connersville,
11. More reliance on autos, more commuting,
12. A park and ride,
13. A bus stop area,
14. Some "Rustic Roads"

F. Historical/Arts/Museum/Archeological Areas

1. Historical plaque in Connersville/at historical sites,
2. Preserve and maintain all four cemeteries,
3. Identify site of Graytown,
4. Preserve South Fork Hay River
5. A pioneer museum developed.

G. Infrastructure

1. Wind generators on hilltops,
2. Electrical wires underground,
3. High-speed data lines, (DSL),
4. Choice of phone service,
5. Access to Natural Gas,
6. Geo-thermal heat and use of solar heat,
7. Improved cell phone service,
8. Individual homes with individual generated sources of electricity,

9. City water and sewer in Connersville,
10. Helicopter ambulance service,
11. More internet choices,
12. Part-time health clinic,
13. Town meetings on the internet

H. Health and Emergency

1. People raised here have a retirement/full-care facility,
2. New Haven will have a volunteer fire department,
3. New Haven will have an emergency clinic,
4. New Haven will have an ambulance,
5. More policemen, (or 1 policeman),
6. Local clinic,
7. Complimentary health care.

I. Intergovernmental Relations

1. Increase shared services,
2. Better communication with neighboring towns,
3. Town Board is paid better,
4. Better planning/cooperation among surrounding towns,
5. More communication between Town Board members and Town residents,
6. Appropriate growth in Town governance; committees, board size, etc.,
7. More active Board,
8. Full-time Chairman and Clerk,
9. More public participation in decision making process and decisions reflecting residents concerns,
10. One township representative on County Board,
11. Limited censorship in Connersville Public Library,
12. Well informed public,
13. Town Hall will be renovated,
14. City water and Sewer,
15. Improved solid waste/recycling facility (increase volume/convenience,
16. A newspaper for the area,
17. Stay informed/up-to-date with what's happening in other towns/counties regarding planning,
18. In 2020 – the ballpark will have a new fence and bleachers.

While it can be seen that some residents responded jovially, the themes that come through are community self reliance, preservation of rural and pristine character, protection of the environment, opportunities for entrepreneurial farming/businesses, well kept transportation infrastructure, and access to utilities for communications and power.

II. Housing Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

A. Housing Inventory

See page 15 for the 2000 Census data on housing in New Haven Township.

B. Housing Plan

1. Housing Goals, Policies and Objectives

The first goal of the New Haven Housing Plan is to set the minimum standards for construction and improvements to 1 or 2 family homes, cabins, manufactured housing, and the associated construction of utilities and driveways. The objectives that must be set to achieve this is to create consistency with other jurisdictions over housing and to minimize cost to the township in achieving this goal. This requires that the policy of the township be, in accordance with state statutes, to not become involved with setting of standards separate from or enforcement of established housing codes. Currently, the WI Admin. Code standard is Comm. Ch. 20-25 Uniform Dwelling Code; the Department of Commerce regulates this code and all local enforcement has been waived by the town board.

The second goal is to enable the development of affordable housing that meets established minimum standards for low-income and special needs families and individuals. The resources of New Haven Township does not afford opportunity for development funds, but neither do we desire the discouragement of use of affordable options of housing by our residents or potential developers. Therefore, the objective to be obtained by town governance is to not enact ordinances that would restrict the use of manufactured housing or any other housing option except those not allowed by the Department of Commerce in its adopted Uniform Dwelling Code or the adopted commercial code, the International Building Code as adopted by state statutes.

Issues of lot sizes raised in the survey are addressed in Article VIII on page 55.

2. Goals, Policies and Objectives for the Construction of Driveways, Approaches and Utilities for Agricultural, Housing and Commercial Facilities

New Haven Township has standards for driveways in accordance with the standards established by the emergency services that provide service to New Haven Township in its driveway ordinance. Issues have arisen in the enforcement of this ordinance in applying this to field roads and approaches, upgrades of existing driveways, and in overlapping jurisdictions by the county for wetland and shoreland zoning and the State Department of Natural Resources with jurisdiction over navigable streams and fishery habitat. The solution to these issues is a rewrite of the ordinance and permit form to delineate jurisdiction and to inform landowners of the necessary additional steps that must be taken to construct these regulated objects.

III. Transportation Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.*

A. Transportation Facilities Inventory

See page 2 for an inventory of transportation facilities in the township. See page 34 for a map of the town roads showing the condition of each. There are no commercial transportation facilities in the township and little private sector incentive for the development of any. There are no resources for the development of any public transportation.

The State has plans to develop a transportation corridor along the Highway 64 route through the southern sections of the township, but even these plans are beyond the term of this plan. Future updates to this plan should be observant of these plans and consider them at the time of revision. What is planned are improvements of the Highway 64 corridor to New Richmond, 25 miles west of Connersville, to 4 lanes by 2010. This will impact population, housing and economic development in the town, but will not alter local road plans during the term of this plan, however future rewrites of this plan should consider additional impacts.

The County has few plans to improve the county roads in the township. At the time of this plan draft, the county 5-year plan shows no planned improvements, despite the condition of the surfacing on the existing roads.

B. Transportation Plan

1. Development and Maintenance of Roads in New Haven Township

At the time this plan was being written, New Haven Township funding for road maintenance and construction was approximately half of the projected need to build all town roads to a fully paved standard and to also maintain them year round in fair condition. Yet, unsurfaced roads are also undesirable because of dust, erosion and the amount of continuous maintenance and grading required to keep these roads in reasonable shape. New Haven Township also was fortunate, because a limestone gravel operation was present in the southwest corner of the township, making access to crushed limestone inexpensive to obtain and inexpensive to haul.

The work of the Plan Commission included inventorying all roads and classifying the surface condition according to the PACER system of classification used by the Wisconsin Department of Transportation. In 2004 the road inventory included approximately 31 miles of paved roads and 17.5 miles of unpaved roads. Summary tables of lengths of road - by condition are shown below. The Plan Commission formed a Transportation Committee of its members to determine what could be done with town roads to establish a sustainable system given current revenues for road projects. It was clear from the start, that unless funding changes were made for road construction and maintenance, that the Town had all, and maybe even more, roads than it could maintain with its current revenues if we desire an all surfaced road inventory.

It was also apparent that the Town must begin to address roads in the “fair” and “poor” conditions in order to not begin to loose ground to this never ending system of maintenance. The Town had been addressing the poorest unpaved surfaces by sand lifting these roads over the last several years. Sand lifted roads were then paved in the following years, given the funding in State roads programs. But, while these roads were being upgraded and surfaced, insufficient resources have been designated towards maintaining the paved surfaces in “poor” and “fair” categories (see the tables below).

Unpaved Roads	
Comment	Length in Miles
UP1 Total	(Poor) 0.99
UP2 Total	0.72
UP3 Total	(Fair) 8.83
UP4 Total	3.99
UP5 Total	(Good) 2.89
Grand Total	17.42

Paved Roads		
Comment	Length in Miles	Subtotals
P1 Total	3.03	
P2 Total	3.88	
P3 Total	2.61	(Poor) 9.52
P4 Total	1.73	
P5 Total	2.46	
P6 Total	2.73	(Fair) 6.92
P7 Total	9.10	
P8 Total	1.69	
P9 Total	3.56	(Good) 14.35
Grand Total	30.79	30.79

Note: Highest numbers indicate highest quality surface condition rating.

The Plan Commission encourages current and future Town Boards to consider hiring a consultant to create a professional road maintenance program that will create a 10 year plan to:

1. Continue its program of sand lifts on existing unsurfaced roads, adding new crushed base materials so that these roads are ready for future surfacing.
2. Resurface the roads in the poorest categories of paved surfaces, using methods including:
 - a. Milling of existing surfacing, adding to base lifts, and or sand lifting to provide adequate foundations,
 - b. Resurfacing with hot-mixed, soft-oil bituminous pavements or consider double-chip sealcoat surfacing on lower volume, flatter roads in the Town.
3. Perform more extensive patching, wedging, and overlays on the roads in the “Fair” categories.
4. Continue accepted maintenance practices in the roads in the “Good” categories including crack sealing, seal coating, patching and shouldering.
5. Isolate problem sections of roads including boils, springs, undersized culverts, culvert headwalls, bridges, embankment, and approach problems.

Goal: To create and maintain a suitably surfaced road inventory that is maintainable at the current levels of funding for maintenance and improvements.

Objective: Funding formulas do not pay 100% of road maintenance. It is therefore, unwise to add roads to the inventory in the town. Roads today adequately meet the needs of residents, farmers and business owners. The objective needed to maintain roads without undo burden on taxpayers, is to not add any new roads, look for opportunities to abandon roads or other infrastructure in the current road/bridge inventory, and look for pavement/surfacing alternatives that minimally meet the needs of the local traffic.

Policy: It will be the policy of New Haven Township to not accept new roads developed by speculators/developers.

Policy: It will be the policy of New Haven Township to look at using alternative surfaces, such as double-chip sealcoats that can minimize expense, control dust near homes, and slow erosion and runoff problems in road maintenance.

Policy: It will be the policy of New Haven Township to encourage speculators/developers to create cluster developments that will minimize the number of objects that must be maintained around while ditch mowing, snow plowing, the number of stops for mail services, and will maximize the amount of contiguous land undeveloped.

Goal: To enable private organizations to maintain the current inventory of snowmobile trails through the township, and to encourage creation of other private/public partnerships, similar to the snowmobile trail system for bikes, walking, and/or horseback riding.

Objective: To create recreational opportunities for local residents and landowners and to encourage traffic to local businesses.

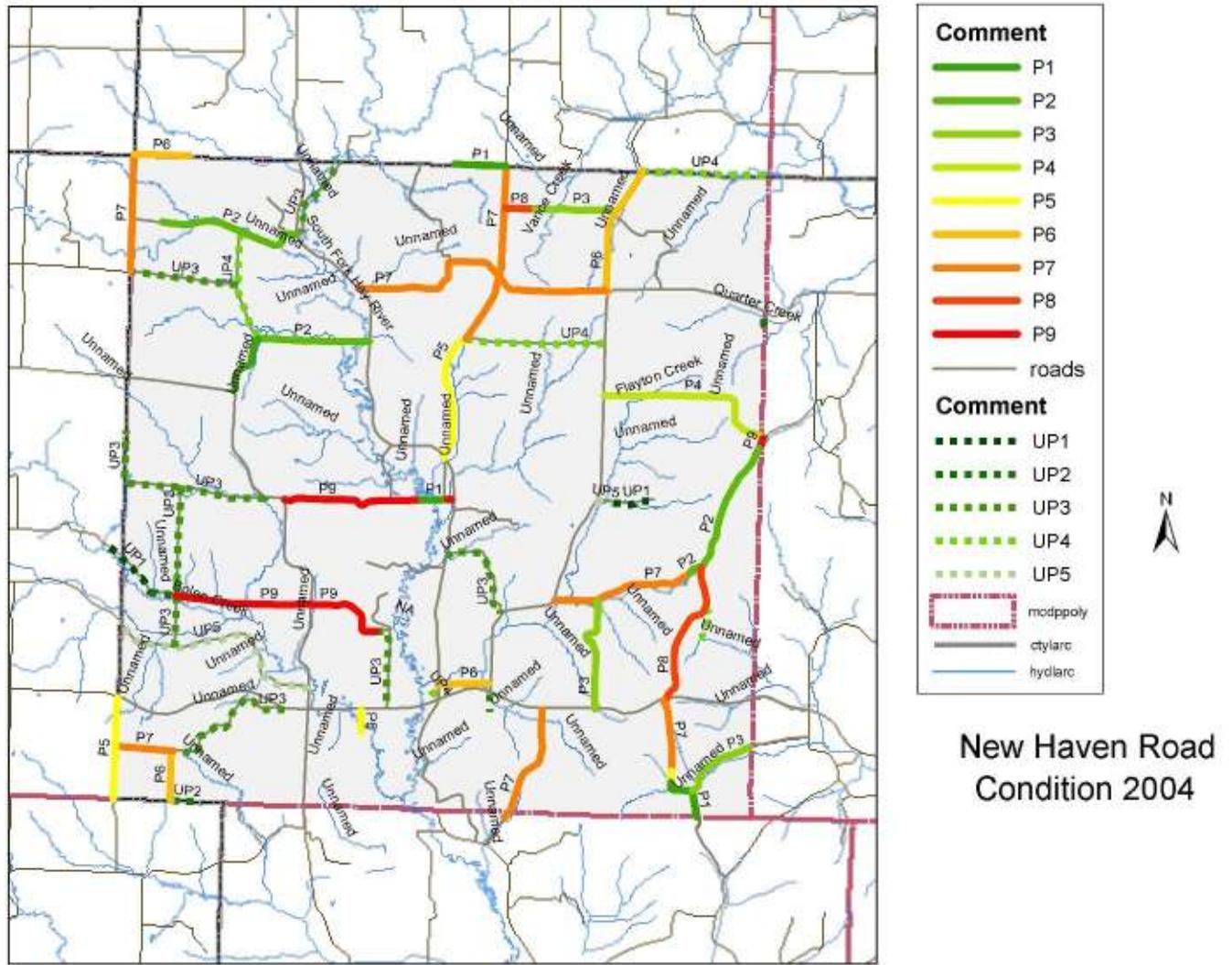
Policy: It will be the policy of New Haven Township to work cooperatively with any local clubs, organizations, and neighboring local governments to create trail systems that add to the quality of recreational experiences in the Town, that do not create undo hazards, that allow continued enjoyment of property by the landowners of the Town.

2. Standards for the Installation of Utilities in New Haven Township Right-Of-Ways

The Town does not currently have an ordinance, or permitting process for construction of utilities in the Town right-of-ways. The Plan Commission encourages the Town Board to create a Committee to address the issues that will arise as utility construction continues in the Town in order to deliver the services desired by its residents, landowners and businesses.

3. Wetlands, Shorelands and Navigable Streams

Wetland and Shoreland zoning has been authorized by State statutes to fall under the jurisdiction of county zoning ordinances. It will not be the Town's goals, objectives or policies to add to the restrictions, permitting, or encumbrances on these lands. Navigable streams and fishery habitat fall under the jurisdictional authority of the State. It will not be the Town's goals, objectives or policies to add to the restrictions, permitting, or encumbrances on these lands. For both wetland/shoreland and navigable stream issues, it will be the Town's policy to inform residents and landowners of the jurisdictional authorities and to help these stakeholders to understand and cooperate with the appropriate authorities.



4. Transportation Plans

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020 seeks to preserve and improve the 100 public use airports that are part of the system.

IV. Utilities and Community Facilities Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.*

A. Sanitary Sewer Including On-Site Waste Water Technologies, Storm Water Management and Water Supply

At the time of the creation of this plan, the only water and sewage disposal systems in New Haven Township are private on-site systems. The Plan Commission recognized that at some time in the future the density of housing and businesses in the area of Connersville may require creation of sewer and/or water districts to provide for public facilities for water treatment and distribution, and sewage treatment and disposal. Also, at that time, all jurisdictional, permitting and inspection authority for these systems have been delegated to the County and the State. It is recognized that public systems in this remote location would be a burden to local landowners, taxpayers, and detrimental to continuance of the rural character, and possibly detrimental to the local environment. The goal of this plan is to reduce the impacts of private systems by controlling density of development throughout the Town, and especially controlling increasing density near Connersville.

B. Solid Waste Disposal

Solid Waste Disposal and Recycling in the Town has been delegated to the County Solid Waste Disposal and Recycling Program. The County has erected and maintains a dump station in the Town in Connersville. This facility is open on Wednesday and Saturday and manages the disposal needs of residents, landowners and businesses. No issues have arisen that require altering this arrangement at the time of the drafting of this plan.

The Town does not currently have a nuisance ordinance that manages all issues of the Town and especially in Connersville with regard to private trash piles, derelict vehicles and hazards. The Plan Commission encourages the Town Board to create a Committee to write and appropriate ordinance for these issues.

C. Parks and Public Lands

See page 3 for a listing of existing parks, public lands and recreational opportunities in the Town. The Plan Commission writing this Plan, encourages the Town Board to adequately maintain and support or local Park and Recreational facilities to maintain them for use by the Town residents, landowners and businesses. These facilities are not necessarily accessible, available or serve as much utility when located in nearby or neighboring towns as they do having these minimal facilities in this Town.

D. Public Care Facilities

There are none now in the Town. Any in the future must be provided by private provider.

E. Telecommunications, Fuel, Power Generating and Transmission Facilities.

Local Telecommunications services are provided a local phone coop (Chibardun), and several other local phone companies that often change hands. Chibardun provides excellent service to their customers and address their changing needs well. The other local companies leave much of this service to be desired. There are little more than very basic services including phone lines, call waiting, and voice mail. Visioning meetings identified better quality cell services for the Town; currently several different vendors cover the area of the Town, none completely and there are no sharing arrangements – if a buyer acquires services from one vendor, they must roam on the vendors networks in different areas of the Town and much of the Town has no coverage at all. This is partly due to topography, partly because the Town is too far from areas where vendors have provided comprehensive coverage in response to market demands. There are satellite network television services, but no local cable vendors.

Outside of the Chibardun district, data transmission is available through vendors of 56k modem services or through the satellite systems. It would be very desirable to obtain high-speed data transmission throughout the Town, but this could only be obtained through cooperation with private companies and with changes in technology that have not yet been implemented. High quality cell/wireless services would be a good alternative for the Town's needs in phone and data services, but much of this technology is still in its infancy and will likely not be offered locally because the market is not large enough to create the demand to offset infrastructure costs. The Plan Commission encourages the Town Board to pursue opportunities that may arise in the future to host a site for telecommunications infrastructure.

Electric service is provided by Excel Energy and Dunn County Electric Cooperative. There are no generation facilities in the Town and none are planned. Three-phase transmission is available in the Town where it is needed. It would be desirable to upgrade much of this service to underground lines. Currently, the local grid is vulnerable to outages which occur frequently.

There is one transmission pipeline through the Town, but currently no services for piped fuels. The Plan Commission encourages the Town Board to pursue opportunities that may arise in the future to provide natural gas service for residents.

F. Cemeteries

See page 3 for a list of cemeteries in the Town. Cemetery maintenance and perpetual care is an issue currently facing the Town Board. The Town Board serves as the Cemetery Board and cash reserves and assets of the cemetery are insufficient to generate enough revenue to provide for maintenance of the cemeteries in the Town. Recently, people from outside the Town and with no connections to New Haven have been purchasing plots because rates are so low and because of the lack of other restrictions like requiring burial vaults.

The Plan Commission encourages the Town Board to prepare a Cemetery Plan to address these issues and insure that adequate funds are collected from future plot sales, interment and perpetual-care fees to provide for the ongoing and perpetual maintenance of the cemeteries. These should not become a burden of Town government.

G. Schools and Libraries

Schools are provided by local neighboring districts. See page 2 for a listing of these service providers. There is a local library in Boyceville. The Lake Country School of the Lake Elmo Minnesota area has property in the township that it uses as a charter farm school for its students. They are currently constructing a facility to serve as dormitory, dining room and classroom building.

H. Emergency Services

All local emergency services in the Town are provided by neighboring volunteer service districts. See page 2 for a listing of these service providers. Although comments were made during visioning sessions, the Plan Commission found no validation of issues that would require that this local government unit make any provisions for volunteer or public emergency services at the time of this draft.

Police Services

The Dunn County Sheriff's Department provides police protection for the entire Township. 911 Service is available throughout the Township.

Fire Protection

Fire protection is provided by Boyceville and Prairie Farm Fire departments, depending on the location of the incident. 911 service is available in the township.

Emergency Medical Services

Emergency medical service for the entire community is provided by the Boyceville and Dallas Area ambulance Services. In addition to these services in the County Sheriff's Department are trained and equipped with defibrillators. 911 service is available in the township.

I. Other Government Facilities

In addition to the facilities listed above, the Town also owns and maintains two town shop buildings and the Town Hall building. With ongoing maintenance these buildings may serve the Town for some time. However, there are current issues with all of these facilities that must be addressed in coming years. The floor of the Town Hall is a wood floor that has been sanded and refinished to the point where the nails are showing through the surface. This indicates that too much wood has been removed in sanding operations and floor may need a replacement or resurfacing with a synthetic product in the near future. The Town Hall is also no longer ADA accessible. Modifications had been made to the building in the past that do not meet the current standard for commercial and public facilities. The Plan Commission encourages the Town Board to create a long-range facility plan that will either renovate this structure more comprehensively, or will replace it – possibly in collaboration with neighboring Towns where facilities could be shared.

Future Needs

In looking to the future none of the private utility providers have expressed a concern regarding their ability to continue providing service, nor do they express a concern about expanding services if necessary. None of them indicated any plans to locate or expand service facilities in the township.

V. Agricultural, Natural and Cultural Resources Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.*

A. Agricultural Resources

Agriculture Subcommittee Members:

Tim Sempf, Chairman
Wayne Tronrude
Richard Anderson
Marv Prestrud
Chad Prestrud

Agriculture in the Town of New Haven, to a large extent, has been defined by geology and soils. Large silt capped ridges and wide, flat outwash plains along streams lend themselves to much larger fields than the topography and soils of some of the surrounding townships. In fact, the Town of New Haven has some of the most productive soils in Dunn County.

The mainstay of agriculture has traditionally been dairy farming, but the township also produces 4.8% of the state's maple syrup crop. These activities define the rural character that residents so highly value. Although the number of dairy farms has declined since the 1970's and 80's, it, nonetheless, remains vital to their agricultural economy. Some farms have even expanded their herds.

Those farmers who have sold their dairy herds rent their cropland to the remaining dairy farmers or sell them needed feed. Others work off the farm and subsidize their income by raising cash crops such as corn and soybeans or have small beef operations.

The Town of New Haven has experienced only slight growth over the past 10 years, but has still lower population and number of homesteads than were present in 1960. In 2003, according to a summary of building permits issued by the Dunn County Zoning Office, 8 new homes were built in the Town of New Haven. From 1994 to 2003, 36 new homes were built. This is substantially less than areas which are closer to Menomonie or Interstate 94. This, however, could change drastically when the new bridge is constructed over the St. Croix River at Stillwater, Minnesota. This would make commuting from the Twin Cities Metro Area much easier.

The challenge will be to retain the agricultural integrity of the area and to protect the productive soils and rural character of New Haven.

An existing land use map has been developed showing active farmland, farmsteads, non-farm residences, and industry/business. This was done to see if there are agricultural trends where land is likely to stay in farming or if there are areas where more development is likely

to occur (see map). This map also shows those areas that should probably remain in agriculture.

Productive farmland has been identified and mapped. The USDA-Natural Resources Conservation Service (NRCS) and the Dunn County Land Conservation Office assisted in identifying important farmland by using the Dunn County Soil Survey. The program that was used to determine important farmland is called LESA (which stands for Land Evaluation and Site Assessment). The Land Evaluation and Site Assessment system was developed by the USDA-NRCS in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land-use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture. Currently, there are over 200 LESA systems being used in 26 states. **LESA is an analytical tool, not a farmland protection program.** Its role is to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help officials make decisions.

Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). The SA factors are of three types: non-soil factors related to agricultural use of a site; factors related to development pressures; and, other public values of a site. Site assessment factors include: "SA-1" factors other than soil-based qualities measuring limitations on agricultural productivity or farm practices; "SA-2" factors measuring development pressure or land conversion; and, "SA-3" factors measuring other public values such as historic or scenic values.

The Land Evaluation (LE) component of the Land Evaluation and Site Assessment (LESA) system rates the soil-based qualities for agricultural use. The four common kinds of classifications used for land evaluation are land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes.

For purposes of comprehensive planning, soils are considered to be of high or medium production if they meet 3 criteria:

1. Considered to be "Prime Farmland": This factor is defined in the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95.

Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable levels of acidity or alkalinity, an acceptable content of salt and sodium, and few or no rocks.

They have soils that are permeable to water and air. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood or is protected from flooding.

2. Productivity for Corn: This factor is from the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, Dated 11/22/96. Production for corn is determined by a ten year average on soil test plots using high level management. Actual field measurements are used to determine the annual yield. This is the same yield data which is used by UW-Extension Soil Testing Labs. All soils were assigned a relative yield based on the most productive soil in Dunn County (which has a yield of 150 bushels per acre).

3. Capability Class: Land capability classes are practical groupings of soil limitations based on such characteristics as erosion hazard, droughtiness, wetness, stoniness, and response to management. Classes range from 1 to 8. These classes reflect the land's relative suitability for crops, grazing, forestry, and wildlife. For a summary of limitations and the recommended management practices, see Table 1-1.

Class I land has the widest range of use with the least risk of being damaged. It is level or nearly level, well-drained, and productive. Land in this class can be cultivated with almost no risk of erosion and will remain productive if managed with normal care.

Class II land can be cultivated regularly, but certain physical conditions give it more limitations than Class I land. Some Class II land may be gently sloping so it will need moderate erosion control. Other soils in this class may be slightly droughty, slightly wet, or somewhat limited in depth.

Class III land can be cropped regularly, but it has a narrower range of safe alternative uses than Class I or II land. This land usually requires extensive use of conservation practices to control erosion or provide drainage.

Class IV land should be cultivated only occasionally or under very careful management. Generally, it is best adapted for pastures and forests.

Class V land is not suited to ordinary cultivation because it is too wet or too stony, or because the growing season is too short. It can produce good pasture and trees.

Class VI or VII land use is severely limited because of erosion hazards. Some kind of permanent cover should be kept on these soils. With very special management, including elaborate soil and water conservation practices, improved pastures can, in some instances, be established by renovation.

Class VIII land is not suited to economic crops. It is usually severely eroded or is extremely sandy, wet, arid, rough, steep, or stony. Much of it is valuable for wildlife food and cover, watershed protection, or for recreation.

Generally, soils with a Capability Class of I and II are considered to be of high agricultural importance. Soils with a Capability Class of III are considered to be of medium importance, and soils with a Class greater than IV are poorly suited for agriculture production. This factor is from the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, Dated 11/22/95.

These 3 factors were combined in a mathematical formula with a maximum score of 100 points. "Prime Farmland" represents 10% of the score, "Production for Corn" represents 45% of the score, and "Capability Class" represents 45% of the score.

See "Appendix A" for "Formula Description"; "Appendix Z" for the mathematical formula for determining soils of high and medium production; and, "Soil Productivity Map" for soils of high and medium production.

After reviewing the Town's agricultural land, the productivity of the soils, the development trends, and the opinions expressed in the Citizen Opinion Survey, the following recommendations have been developed:

The majority of the people who responded to the Citizen Opinion Survey said they wanted to protect agriculture, important farmland, and rural character. Rural character is a combination of landscape and common social values. People like the quietness and privacy that the Town of New Haven offers. The scenic view of farmland and wooded hillsides offers the opportunity to enjoy a simpler, laid back lifestyle than the bustle of city life. It offers peace and solitude, great hunting, and friendly neighbors who choose this same life style. To address these issues, the Agriculture, Natural and Cultural Resources Committee recommends the following:

- Publish an informational brochure on the community's beliefs, values, and culture to convey the expectations of being part of the community.

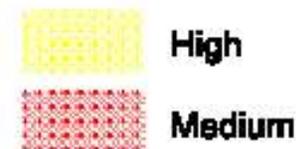
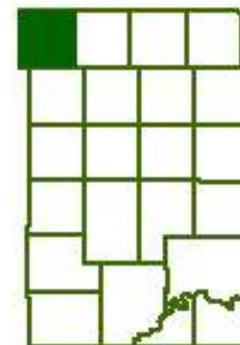
4. Commentary: It is important to realize that people will continue to build in our Town, and that, somehow, the Town should alert them before they purchase land that the current residents share certain principles that are inherent in most rural communities.

- A map of the Town's important farmland has been developed. There are less than a dozen dairy farms left in the Town. Since cash cropping and small beef operations are the principal use of most of the farmland, this is the area that has been identified for protection.
- Although some areas that have been identified for agricultural protection are obvious because they are large ridge tops of cropland, there are also areas where the steep hillsides have been left in woodlands but the narrow ridges and valleys are cropped. These were also placed within the agricultural boundaries because they not only serve agriculture but are important to the rural character of the area.

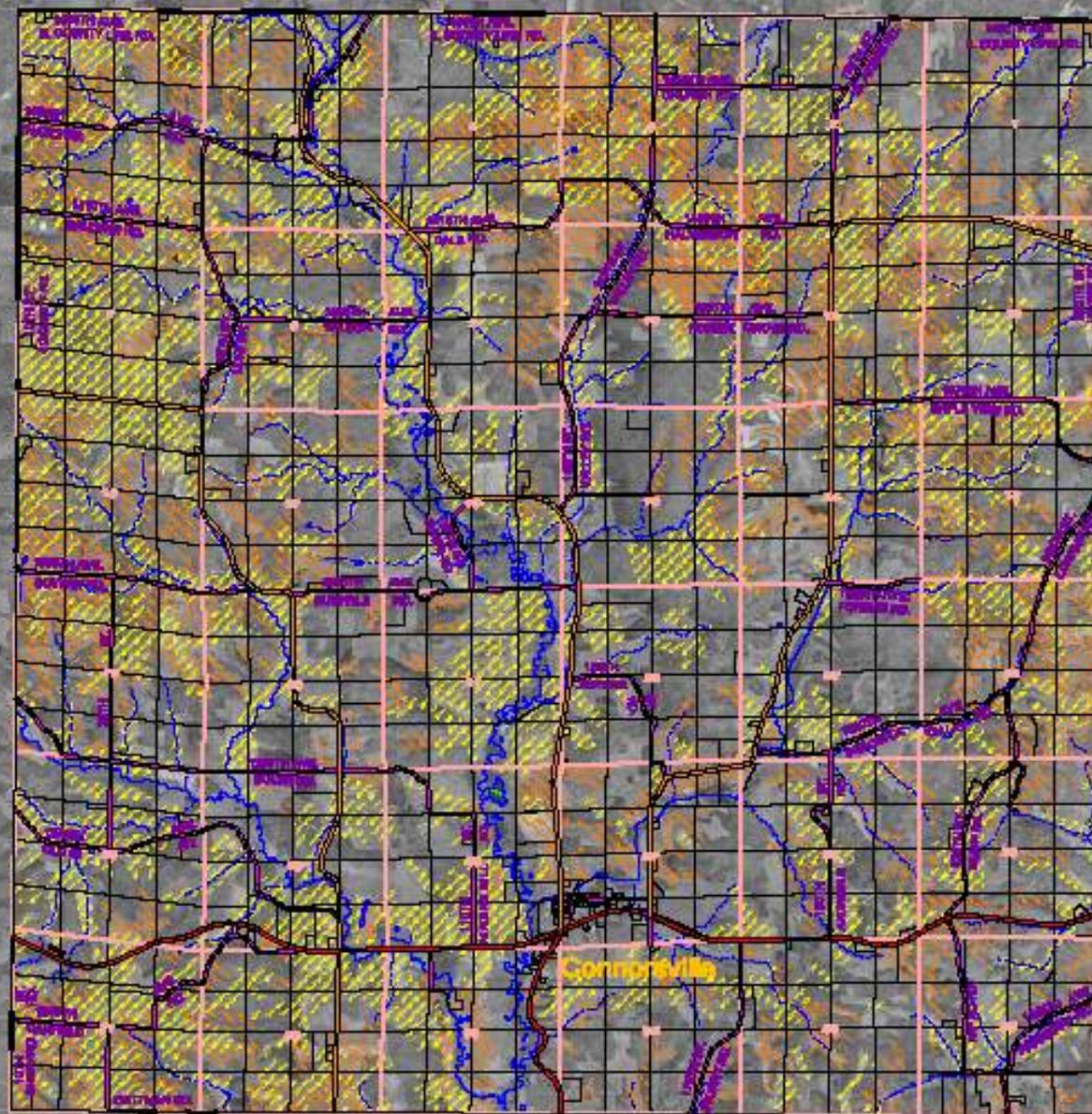
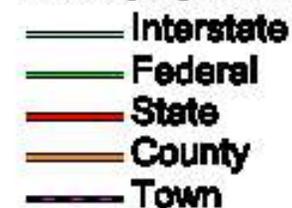
- Currently, the only tools available to protect these areas are zoning and cluster development. Therefore, the Town should continue to work with the County to develop a Comprehensive Zoning Ordinance that helps the Town achieve its goals.
- Hold a Town Meeting to find out how people intend to use their land and what their intentions are for the future. This could also be achieved by conducting a survey. The survey should include all landowners who own 40 acres or more. This would be helpful to the Town in preparing an implementation strategy.
- Although the Town of New Haven has historically remained un-zoned and has not experienced major land use conflicts, there should be a dialogue about the pro's and con's of zoning and whether the residents would support zoning.
- Farmers may want to consider alternative crops or farmer owned coops to capture more of the value of products rather than commodities.

SOIL PRODUCTIVITY

Town of New Haven Dunn County, Wisconsin



TRANSPORTATION



B. Natural Resources

In the Town of New Haven natural resources include, our productive soils, large woodlots, clean groundwater, wooded hillsides and wildlife that all help to define the rural character that the residents hold so dear.

The significant resources of the Town have been identified and when possible mapped. Mapped resources include productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, and woodlands that are greater than 10 acres.

1. Steep Slopes

Areas with slopes greater than 20% are considered as environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Most slopes are wooded but some are pastured while few, if any, are cultivated. These slopes are prevalent throughout the township but less so in the southeast corner.

2. Wetlands

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions).

3. Floodplains

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, it includes areas which are subject to occasional or frequent flooding (based on soils).

4. Woodlands

Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage was selected because this is the minimum acreage that can be enrolled in the State's Managed Forest Program.

5. Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps.

All maps, with the exception of woodlands, was mapped using the new digital Soil Survey provided by the USDA-Natural Resources Conservation Service.

6. Other Resources

Groundwater: It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on

USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water.

7. Nonmetallic Mining Deposits

The Town has sand and gravel deposits which, can be found on outwash plains.

8. Wildlife

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the town. Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

9. Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goal is to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

10. Wisconsin's Endangered Species

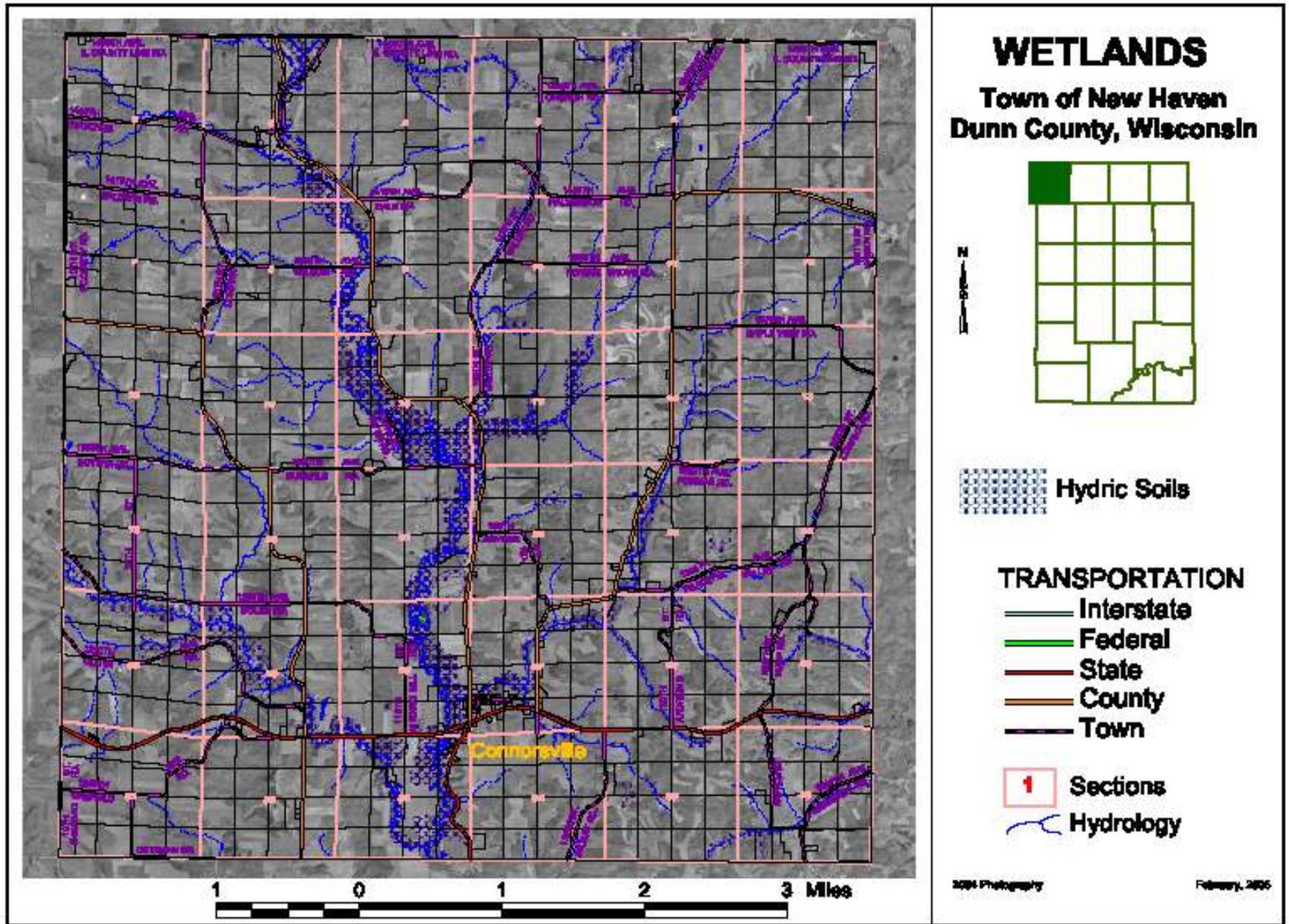
These are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

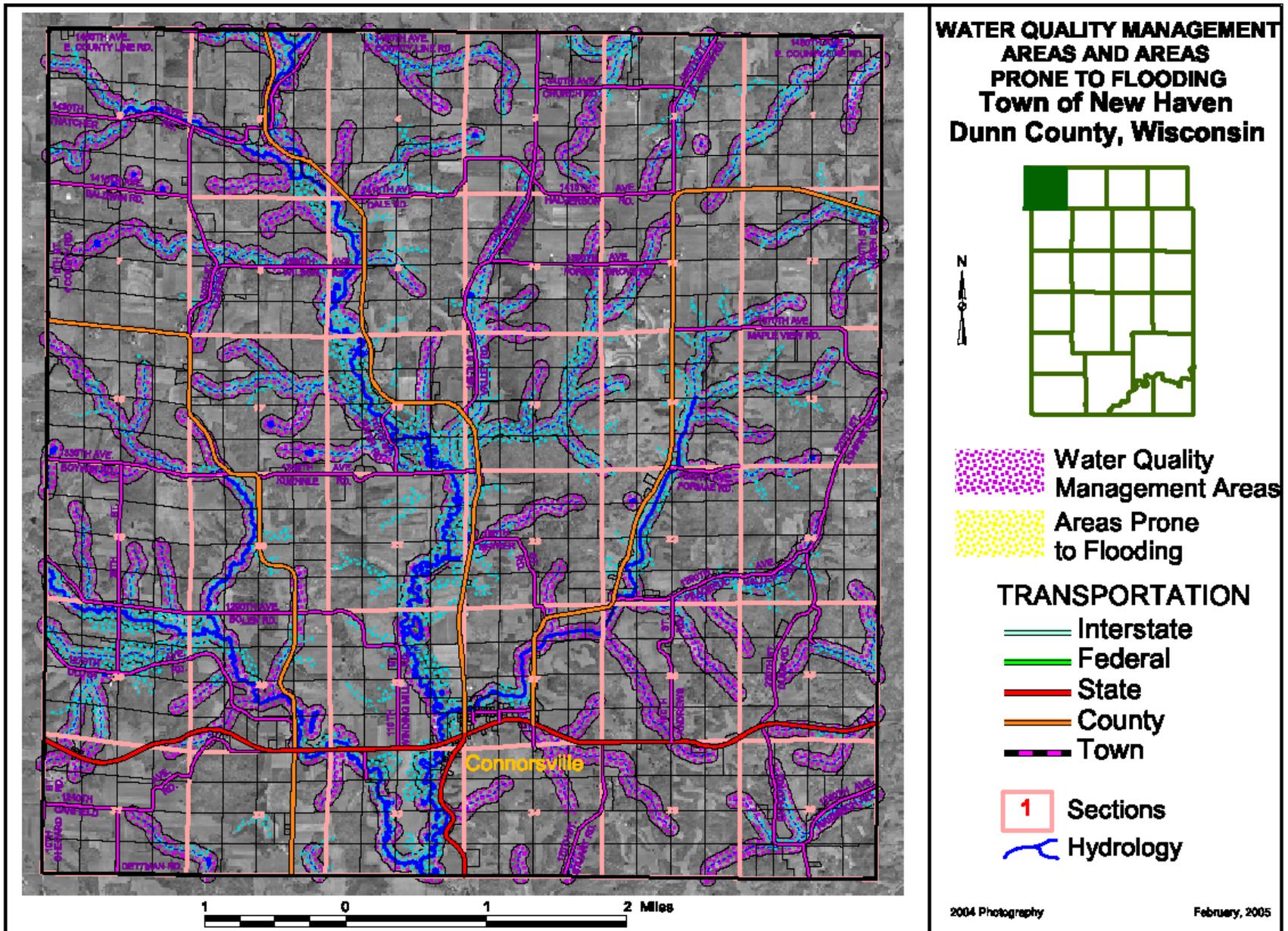
11. Wisconsin's Threatened Species

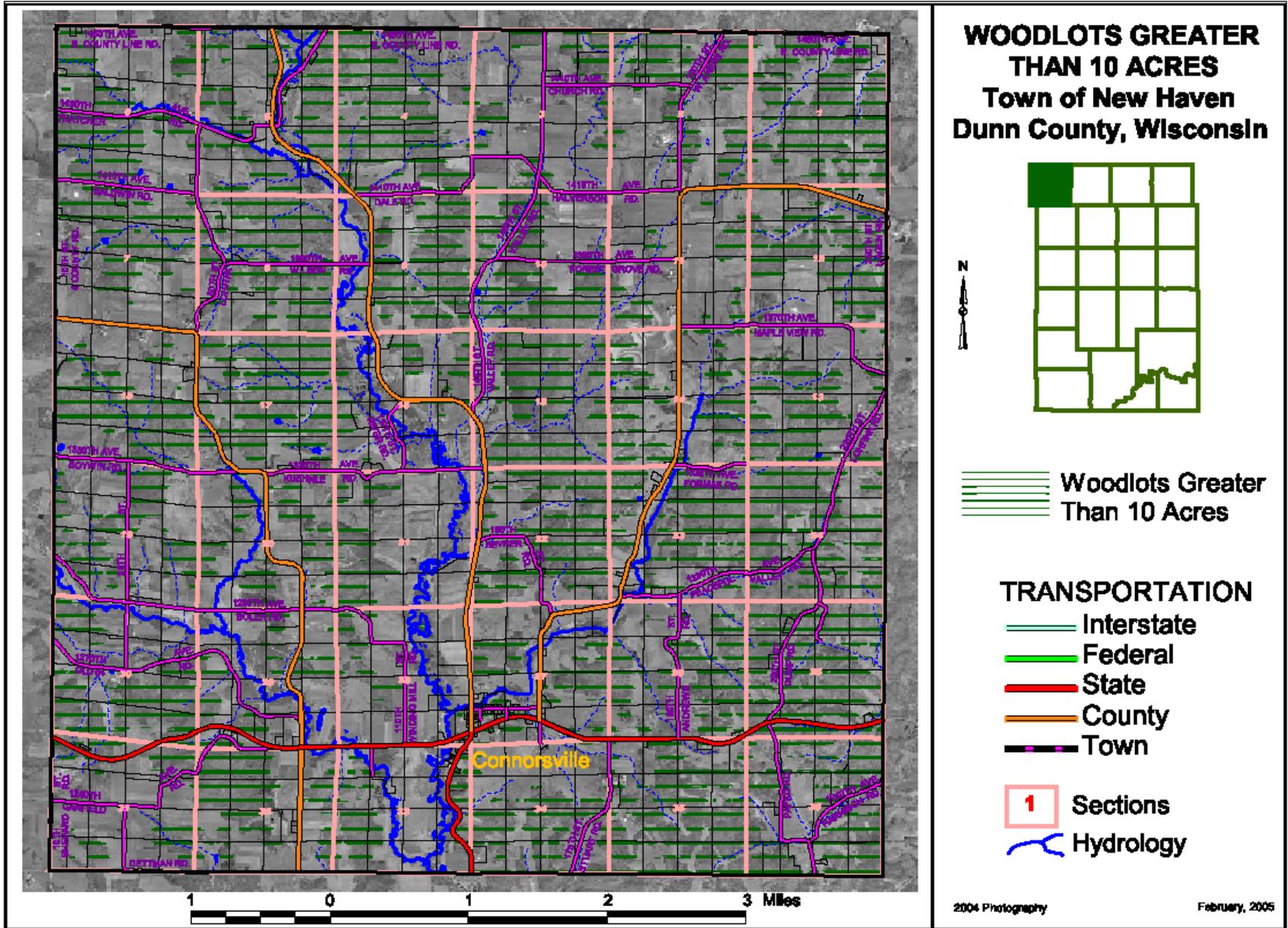
These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

No threatened or endangered species are known to exist within the township. For additional information, contact local DNR representatives.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Towns Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.







C. Historical, Cultural and Recreational Resources and Community Design

See Article I for a listing and the locations of the Township's Historical, Cultural and Recreational Resources and for the historic community design. The township's electors desire preservation of these resources, without overly burdening local government with expenses to support infrastructure.

VI. Economic Development Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.*

A. New and Existing Business and Industry

The Township desires to keep existing businesses, entrepreneurial and industry operations that exist and encourages development of similar operations. Existing and growing industries are excavator operations, non-mineral mining, milling and trade proprietors. The actions of the Township shall provide for the encouragement and facilitation of small businesses of town residents such as 'cottage industry' and personal service businesses without putting undue zoning regulatory constraints on this type of growth.

There are few conventional jobs in New Haven; jobs are limited to entrepreneurial operations that hire continuous, occasional, and seasonal help. Most residents that seek employment commute some distance to work outside the Township in Boyceville, Barron, Turtle Lake, Menomonie, Eau Claire and the Twin City job markets.

Other opportunities may arise upon completion of DOT plans for improvements in capacity and speed along the highway 64 corridor. Immediate plans call for a new bridge at Stillwater and four-lane highway construction to New Richmond, 19 miles from New Haven and later development of 4-lane highway through New Haven to eastern parts of the state. This will increase commercial, recreational and commuter traffic and may provide opportunities for businesses along highway 64 that cater to the needs of these travelers. It may also provide recreational destination opportunities for entrepreneurs in New Haven.

There was concern expressed in planning meetings that New Haven not develop or actually should discourage businesses that may detract from the rural character of the Township, such as rock concert, large drinking crowds, and adult themed vendors and entertainment.

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

B. Business and Industrial Areas within the Township

Except where located on-farm and on mill-industrial sites within the hamlet of Connersville, there are no industrial sites in the Township. The electors would like to keep these operations in or near Connersville with the exception of farm run operations. This is the only place where infrastructure may support industrial activity. But, even with that, there is no public water or waste disposals systems in the township and the town electors would prefer to prevent as-long-as-possible these expensive infrastructure installations.

C. Applicable Economic Development Programs

There are no applicable County, Regional, State, and Federal economic development programs.

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good medical services.
- A number of religious institutions.

Weaknesses

- No public sewer and water system.
- No economic assistance programs to promote new businesses.

Contaminated Sites

None exist within the township

VII. Intergovernmental Cooperation Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.023, 66.30 or 66.945. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.*

A. Planning

A narrative on the geography of New Haven Township, its neighboring townships, Dunn and neighboring counties, planning in each of these neighboring government units, the West Central WI Regional Planning Commission, DOT planning, and school districts that service New Haven Township

B. Public Services

All local public services are provided by neighboring municipal districts. Fire and ambulance services and public schools are provided as described above in Article I.

C. Statutes Ch. 66.023, 66.30 (now 66.0301) and 66.945 (now 66.0309)

New Haven does not border or contain any village or city so is unaffected by statute 66.023.

There currently are no issues that may arise under statute 66.0301.

Regional Planning Commissions and their jurisdiction are addressed in Statutes 66.0309. Planning by these commissions currently does not greatly impact New Haven. The expectation that their influence will grow as transportation infrastructure makes the township more accessible to neighboring regions currently experiencing much higher development pressures. The town board should keep themselves apprised of the activities of the **West Central Regional Planning Commission**, the commission with jurisdiction throughout this region.

D. Conflict Resolution.

Sometimes the town may address intergovernmental issues, to find out that neighboring communities have different visions and ideas. There are several techniques available for dispute resolution that fall into the following two categories:

Alternative dispute resolution techniques such as mediation.

Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances. Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

- Binding arbitration
- Non-binding arbitration
- Early-neutral evaluation
- A focus group
- A mini-trial
- A moderated settlement conference
- A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between New Haven and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

VIII. Land–Use Element

This Element of the plan has been defined by the legislature as: *A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land–use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5–year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.*

A. Current Inventory of Land and Its Use.

Land in New Haven Township is primarily used in the entrepreneurial endeavors of the owners. Much of that is in agriculture, but also many trades-people use their property as a base of operations. For those that have sought and found outside employment, the land still provides a personal property investment with an eye towards long-term gains in timber or the value of the land itself. There are also a substantial number of resident/owners that have come to New Haven because of lower land values that allow them to own and maintain a much more expansive property with outdoor opportunities than would be possible in communities closer to job markets and commuter routes.

The following is a tabular analysis of land inventories in New Haven Township:

Land Use Summary, Source: 2004 Dunn County Real Estate Valuation Statement

	No.	Imp. parcels	Total Acres	*Town Net Density Parcel	Average parcel size In acres
General Property					
Residential	209	191	348	1:105.61	1.67
Commercial	15	12	43	1:4,414.4	2.87
Manufacturing	1	1	5	1:22,072	5.0
Agricultural	606	0	14,740	1:36.42	24.32
Undeveloped	293	0	442	1:75.33	1.51
Forest	513	0	6,494	1:43.03	18.51
Other	130	128	238	1:169.78	1.83
Total	1,637	332	22,072		

- Town net density per parcel represents the average amount of land for a use compared to the total land available. Example; Under the Residential category the Town net density per parcel is 1:105.61, this means that on the average for every 105.61 acres of land in the town a residential use exists.

B. Trend Analysis

Land Supply

Total acres in the Town is 22,072

Land Demand

Currently in the Town maintaining or expansion of agriculture and residential development are the two major uses demanding land in the Town.

Land Prices

In general land prices for the township are based more on parcel size than on use with timbered land bringing prices at the higher end of the scale; the higher quality the timber, the higher the price; the larger the parcel, generally the lower the per acre price. Small lots in and around Connersville brings some of the highest per acre prices. Land Price Range:

\$2,500-3,200/acre for large parcels

\$2,500-5,000/acre for small parcels

Use does not affect price much in New Haven. Some parcels are priced higher because of special features of the parcel such as views or accessibility.

Redevelopment

The town is basically agricultural in nature. It is a rural environment there are no incorporated areas, no blighted neighborhoods and only a couple abandoned agri-business commercial/industrial sites. There are no traditional redevelopment opportunities.

Redevelopment in rural areas happens as farmland is converted to non-farm uses.

Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns. From discussions with elected officials and the general population no land use conflicts have been identified.

Boundaries of Public Service Areas

Public Utilities

For the purpose of this plan public utilities refer to public sewer and water service area plans. No part of New Haven is currently affected by a public utility plan..

Community Facilities

See Article IV.

Factors Affecting Development

There are man-made and natural barriers acting as constraints to development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, the Plan Commission, and Town Board of potential problems that may be costly to overcome. Following are the development limitations considered;

Steep Slopes

Steep slopes are any area where the slope of the land is greater than 12%. Areas having steep slopes can be categorized into three categories 0-12%, slight, 13%-19%, moderate and 20% and greater, severe limitations. Development on slopes 0-12% should consider the effect of direct runoff to receiving waters or wetlands and may need to follow state approved construction site erosion controls. Land with slopes 13%-19% should also consider the

effect of direct runoff to receiving waters or wetlands, follow state approved construction site erosion controls, and institute best management practices to control on site runoff and pollution. Land with slopes of 20% or greater represents a significant threat of severe erosion, which results in negative impacts to surface and ground waters as well as higher construction costs. Development on slopes 20% or greater should be highly discouraged or strongly regulated.

Woodlands

Woodlands, for the purpose of this plan, are woodlots 10 acres or greater in size which is the minimum acreage required to be enrolled in the State's Managed Forest Program.

Water Quality Management

Every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. This map identifies areas of concern. The Town's Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. The county plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

A list and a map of the township plan over the next twenty years.

C. Existing Land Use

The primary purpose of the Existing Land Use map is to accurately inventory the Town's present land use situation. This process utilized photo interpretation, field surveys, and local review. The end result of this process was the inventory of existing land uses. The inventory results confirm that the Town is a rural community with a large agricultural base and a healthy variety of natural areas and, according to the goals and objectives, hopes to be maintained as such.

To more accurately represent current land use patterns eleven categories were developed. These categories are not assessment or taxation classifications nor are they zoning districts. For the purpose of this plan the following definitions were used:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller with a primary use as residential, includes vacant lots.

Residential-Woods

Parcel of land greater than 10 acres, is predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands and open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

Mixed

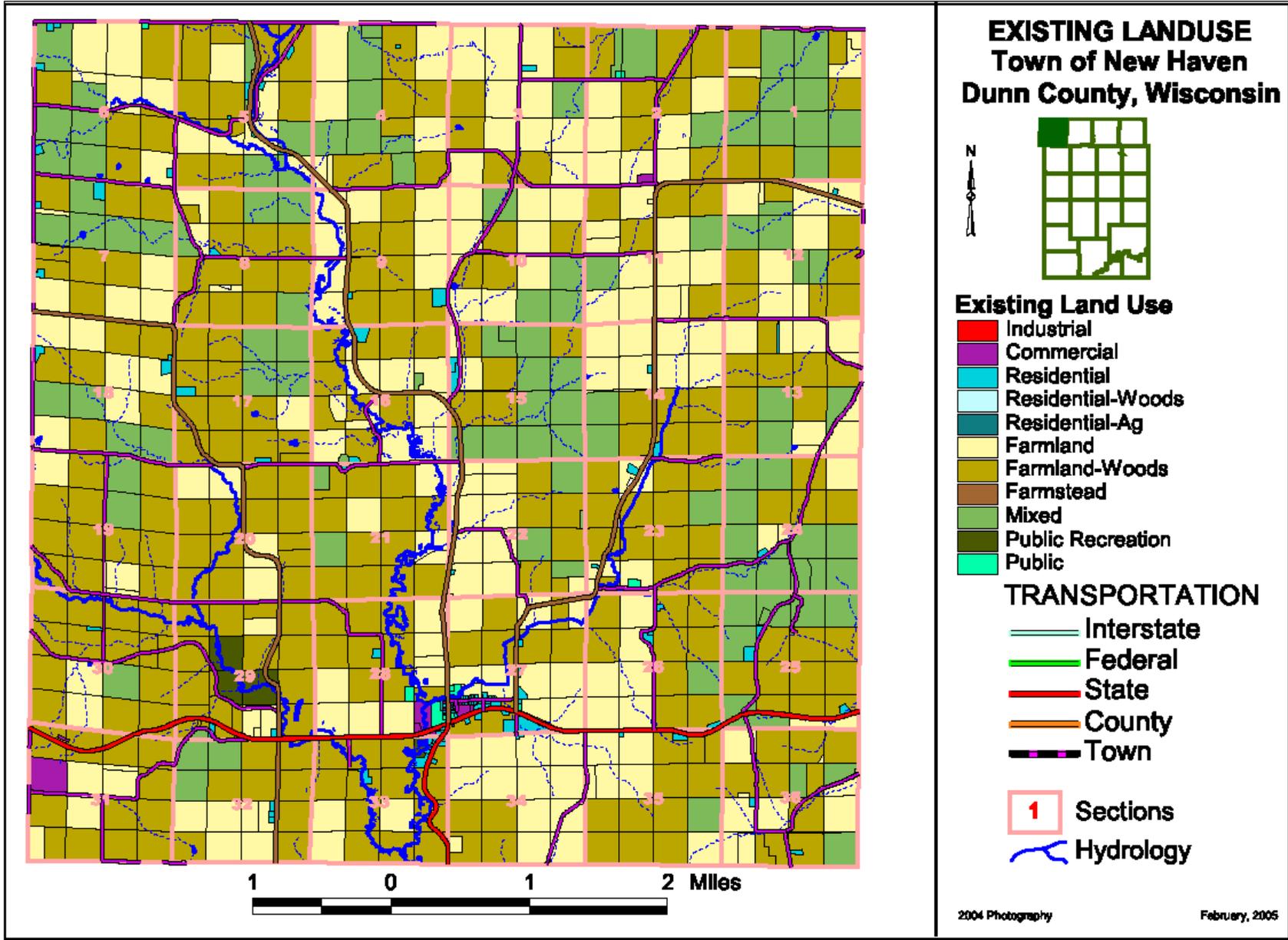
Parcel of land greater than 10 acres, is not residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.



D. Preferred Land Use

The Preferred Land Use map is intended to be a graphic and pictorial depiction of the desired pattern of land use showing general location, character and intensity of land uses for the foreseeable future. The map is not intended to be a rigid end-product document, but a necessary planning tool to help the community to evaluate its position on development issues and thereby formulating policies which will best achieve local objectives in an effective and flexible manner. The Plan commission used the following general guidelines in delineating preferred development areas:

- Proximity to existing development and roads.
- Terrain which is suitable for development, considering slope, wetlands, and other physical limitations.
- Discouraging rezoning Agricultural Districts without justifying non-agricultural uses on that land.

Future Land Use Needs

Projections

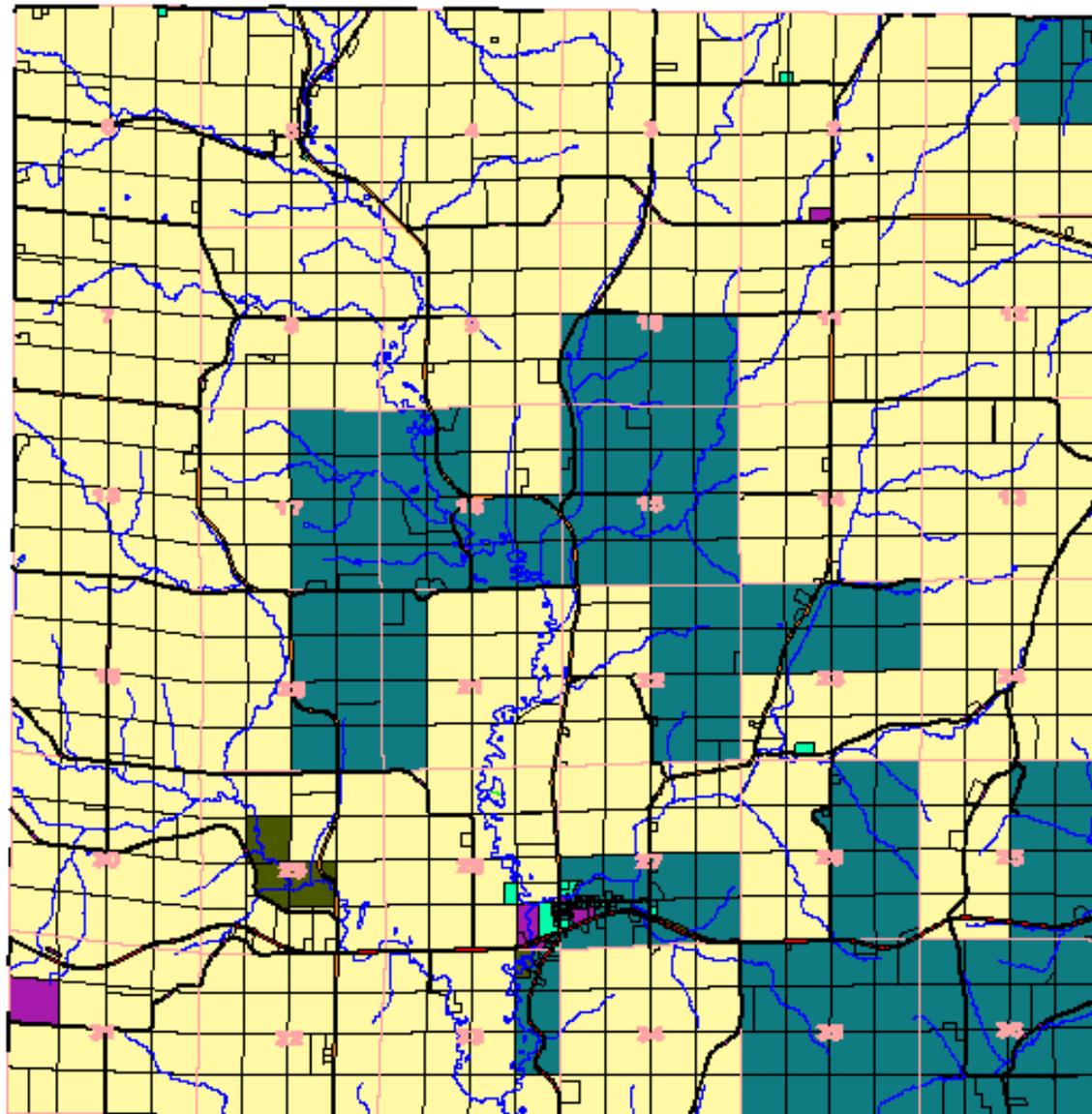
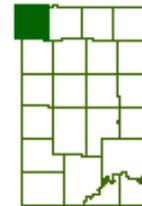
	2010	2015	2020	2025
Number of Housing Units	24	20	20	20
Acres of Housing Units	40.08	33.40	33.40	33.4
Number of Commercial Units	0	0	0	0
Acres of Commercial Units	0	0	0	0

Note: The above is based on an average of 4 housing starts per year (Dunn County Annual report) with an average lot size of 1.67 acres (Dunn County 2024 Assessment Report)

E. Summary

Agriculture is and will continue to be the largest business in the Town for some time. Tourism/recreation may someday begin to compete with agricultural use. Agricultural related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the town has much strength, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water) there is limited access to State and county highway system. There is no rail service and the town is not close to a major airport. Due to the small rural population the state and federal economic development programs available do not apply, therefore industrial growth is not likely to occur.

**PROPOSED LANDUSE
Town of New Haven
Dunn County, Wisconsin**



Existing Land Use

- Industrial
- Commercial
- Residential-Ag
- Farmland
- Low Density Residential
- Public Recreation
- Public

Transportation

- Interstate
- Federal
- State
- County
- Town

- 1 Sections

- Hydrology



IX. Implementation Element

This Element of the plan has been defined by the legislature as: *A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.*

A. Plan for the Governing Body.

This plan looks twenty years into the future. The purpose of the plan is not to solve local issues but, rather to identify patterns and trends and provide direction for the town. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be started. Some goals may have a higher priority while others may need additional resources. The most important issue regarding implementation isn't the goals and objectives but rather a clear process defining a beginning, middle and an end of a particular goal and objectives.

To begin the implementation process requires one of the following actions by the Town Board:

- Town Board acts independently and implements the goal.
- The town Board passes the goal to the Plan Commission for their recommendation.

If the Plan Commission becomes involved it has two options:

- Act, using only Plan Commissioners.
- Form sub-committees with Plan Commission involvement.

Regardless of which option is exercised the first step of the implementation process should involve community cooperation. In this initial step focus groups, affected users and or landowners, local and regional officials, experts, consultants and interested citizens are invited to attend informational meetings.

At these initial meetings the goal and its objectives are presented to the group. Its merits and effects on each attendee are discussed and if necessary the Plan Commission forms a sub-committee. From there meeting schedules and agendas are set.

Meetings are held to:

- Identify other user/ focus groups that may be affected and invite them to a meeting.

- Compare the goal and its objectives to applicable local and county ordinances.
- Identify ordinance/ user conflicts.
- Identify conflict resolution options.
- Identify resources required for each option.
- Develop an action plan.
- State desired outcome.
- Frame each resolution option.
- Recommend preferred implementation tool(s)
- Develop educational/ informational program(s)
- Develop or amend local ordinance(s)
- Develop or amend county ordinance(s)

If a sub-committee develops the action plan it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan it is sent back with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the action plan. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it adopts the action plan and implements the action plan by following one or more of the following implementation tools.

This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives. To help future officials, basic objectives and a list of affected users and or focus groups are developed as part of the community cooperation. This list combined with the goals and the objectives are a framework for setting up the initial meeting.

B. Community Cooperation

Community cooperation is the educational and communication tools available to the town to help it analyze the need and importance of zoning and local ordinances. Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts or to revisions in existing districts.

Community cooperation is also the mechanism to encourage intergovernmental cooperation. For example the Plan Commission, sub-committee or Town Board could develop educational/ informational program(s). They could create prototypes with production and distribution cost-estimates to. Final action would rest with the Town Board to approve or reject the educational/informational program(s).

C. County Ordinances

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate subdivisions, storm water and erosion control and zoning. Of those ordinances, zoning is the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities such as street, school, recreation and utility systems. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to

the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights and setback requirements.

The Town of New Haven currently is not participating in Dunn County Comprehensive Zoning. However, the county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

Before a decision to become zoned is acted on the Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan. For example the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation it sends the request to the county. Once the request reaches the county it follows the county amendment process. Recommendations of the Town comprehensive plan are long-range and it is important to understand that some areas of the plan will not be developed for a number of years. Zoning should always be consistent with appropriate use of the land.

While drafting this plan, it could not be determined if electors would support zoning the Township according to the existing or proposed County zoning ordinance. As a result, the Plan Commission recommends that the Town Board consider this carefully. Often, neighboring towns have adopted zoning as a direct response to a crisis in the town relative to land-use. These actions are, almost without exception, too late to address the issue that has tipped the scales on elector's opinions regarding zoning. An alternate method to more accurately know what the feelings are of the electorate may be to periodically ask the electorate by survey, referendum, or in an agenda item of the annual meetings.

D. Local Ordinances.

Another common implementation tool available to the Town Board are local ordinances such as subdivision ordinances and site plan review. The town currently has some local ordinances in place. The Town Board will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes and if inconsistencies are discovered, they will make necessary ordinance revisions. For example the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. When completed, the Plan Commission sends an approval recommendation to the Town Board. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it either amends the existing ordinance or it adopts the new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

Control of land divisions is of particular importance; since decisions regarding the subdivision of land are some of the first official activities involving public policy as it

relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236.

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

E. Integration

In order to meet the goals and objectives laid out in the Implementation element, portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader viewpoint. The driving force behind this whole process has been a comprehensive analysis of the community, as the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan

F. Plan Monitoring, Evaluation and Update

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of New Haven will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.